



**CONSOLIDATED ANNUAL PERFORMANCE  
AND  
EVALUATION REPORT  
FOR  
MONTGOMERY COUNTY, MARYLAND**

**JULY 1, 2008- JUNE 30, 2009**



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## **TABLE OF CONTENTS**

**TAB 1**

Background

Summary of Resources and Distribution of Funds

Projects

CAPER Narratives

- Assessment of Goals and Objectives
- Affirmatively Furthering Fair Housing
- Affordable Housing
- Continuum of Care
- Other Actions
- Leveraging Resources
- Public Participation/Citizen Comment
- Self-Evaluation
- Monitoring

Program Narratives

- CDBG Program
- Neighborhood Revitalization Strategy Areas
- Section 108 Loan Guarantee

HOME Program

- Assessment of Goals and Objectives
- Match Report
- MBE and WBE Report

HOPWA

- Summary

ESG

- Assessment of Goals and Objectives
- Matching Resources
- Activity and Beneficiary Data      IDIS tables 12, 19, 20
- Shelter and Services for the Homeless
- Homeless Discharge Coordination

Other Attachments and Narratives

- Relocation
- Economic Development
- Limited Clientele
- Program Income
- Rental Housing

Tables from Con Plan

APPENDIX	<b>TAB 2</b>
HUD Cover Page	<b>TAB 3</b>
CAPER Public Notice	<b>TAB 4</b>
HOME Match Report HOME Annual Performance, MBE and WBE Reports	<b>TAB 5</b>
Monitoring Form	<b>TAB 6</b>
Narratives and Performance Measurement Objective	<b>TAB 7</b>
IDIS Reports	<b>TAB 8</b>
Summary of Activities (PR 03)	
Summary of Con Plan Projects (PR 06)	
ESG Reports (PR12, PR 19, PR 20)	
Summary of Accomplishments (PR 23)	
Financial Summary (PR 26)	
HOPWA Outcomes (PR 80)	
ESG Performance Measures (PR 81)	
CDBG Performance Measures (PR 83)	
CDBG Strategy Area, CDFI and Local Target Area (PR 84)	
HOME Housing Performance (PR 85)	

# **CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT FOR MONTGOMERY COUNTY, MARYLAND**

## **Consolidated Plan**

### **Background**

The United States Department of Housing and Urban Development (HUD) has approved the Consolidated Plan for Montgomery County dated May 15, 2009. This plan sets forth overall priority needs for community development, including affordable and supportive housing; it also identifies the needs of special populations, such as the homeless and persons with disabilities. The Consolidated Plan provides a comprehensive strategy for addressing identified needs that relies on both public and private resources and participation by and coordination with all interested parties, with an emphasis on citizen input. A federally-approved plan is required of all States and local jurisdictions entitled to receive federal funds under the following programs:

Community Development Block Grant (CDBG)

Emergency Shelter Grant (ESG)

HOME Investment Partnership (HOME)

Housing Opportunities for Persons with Aids (HOPWA)

Each year the County develops an annual action plan that provides specific information on activities to be funded during the fiscal year to address priority needs identified in the Consolidated Plan. Then, by September 30th of each year, the County reports to residents and to HUD on how federal funds were spent and what was accomplished during the previous fiscal year.

This report covers the fiscal year July 1, 2008 – June 30, 2009. During this period, Montgomery County was eligible for funds totaling approximately \$7,555,426 from CDBG, ESG and HOME. As for HOPWA, the program was established by HUD to address the specific housing and service needs of persons living with HIV/AIDS and their families. The City of Gaithersburg has been designated as a formula grantee for HOPWA funds on behalf of the Bethesda-Frederick-Gaithersburg Metropolitan Division.

### **Summary of Resources and Distribution of Funds**

During the fiscal year the following funding was available to the County:

Community Development Block Grant (CDBG) \$6,168,129 (including \$1.1 million program income)

Emergency Shelter Grant (ESG) \$226,875

HOME Investment Partnership (HOME) \$2,760,422 (including \$500,000 program income)

During the fiscal year \$7,272,414.03 was committed.

During the fiscal year \$7,094,480.30 was expended.

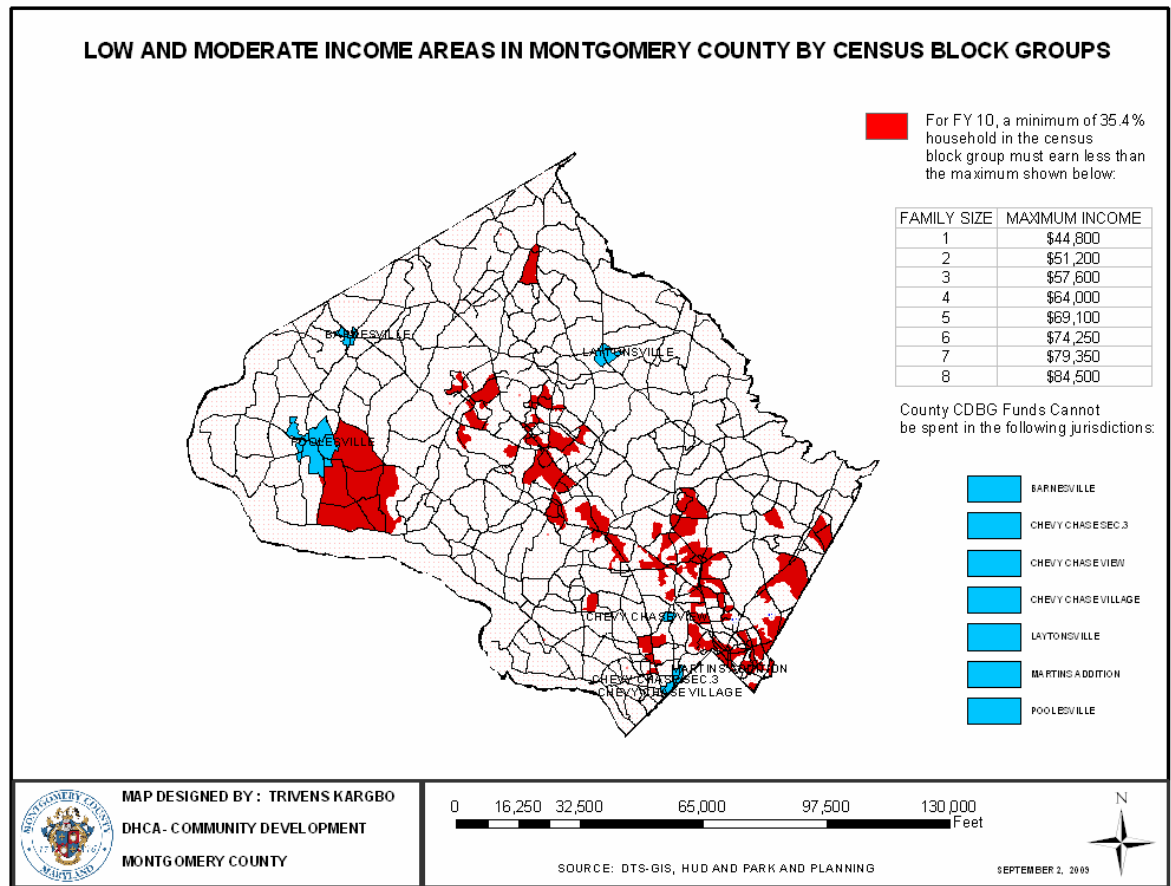
Funds were expended throughout the County. A map of the low-income and minority concentration areas in the County is provided on the following page.

An updated CDBG Financial Summary (C04PR26) is included in the Appendix to this report.

### **Action Plan**

This report covers those activities funded through the CDBG, HOME, and ESG programs in Montgomery County for the period July 1, 2008 – June 30, 2009. More detailed information is available by activity and grant year through use of HUD's Integrated Disbursement and Information System. If you would like more detail about any activity reported here, please contact staff of the Federal Programs Section at 240-777-3600.

For the Fiscal Year July 1, 2008 – June 30, 2009, there was funding for the following activities. Please note a concerted effort was made to receive and process all invoices for activity through June 30, 2009. However, it may be necessary to make adjustments to the expenditures below to account for invoices not submitted in a timely manner.



**Community Development Block Grant (CDBG)  
July 1, 2008 - June 30, 2009**

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

**\$6,168,129**

The county expects to receive \$5,068,129 in CDBG funds for Fiscal Year 2009, and with anticipated program income of \$1,100,000, an estimated total of \$6,168,129 in CDBG funds will be available for the following activities.

The City of Gaithersburg has notified the County of the receipt of program income based on the sale of a property in the City. At the time of the original purchase of the property the City was a sub-recipient of the County. The City will be permitted to retain these funds for a project that will serve low-moderate income persons. The Consolidated Plan submitted by Gaithersburg will provide details on the expenditure of these funds. The appendix of this report contains a letter agreement between the County and the City on this matter.

**CAPITAL IMPROVEMENTS PROJECTS**

**Fenton Street Village Pedestrian Linkages**

**\$250,000**

This project provides funds for pedestrian links in the commercial area located along the eastern edge of the Silver Spring Central Business District and is an extension of the streetscape program that is being implemented in the area. The extended pedestrian network will ensure safe pedestrian connections from the public parking facilities in the interior of each city block to the businesses on Georgia Avenue, Fenton Street and the side streets.

*Performance Measurement Objective:* Suitable Living Environment

*Amount Expended:* \$4,819.71

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$245,180.29

*Persons/households assisted:* N/A

**Long Branch Pedestrian Linkages**

**\$221,000**

This project will provide for a series of linkages in the Long Branch community that will connect the high-density residential areas with the Village Center and other key activity/service centers such as the Long Branch Library and the Long Branch Community Center. Significantly, a new ADA accessible bridge will provide a safe, pedestrian accessible link between the Community Center and the Library. It will also stabilize, protect, and enhance existing streamside areas and preserve the natural character of the stream valley and improve pedestrian and bike circulation and

accessibility in the Long Branch Village Center by connecting single-family and multi-family housing to playgrounds, the library and the community center pool complex.

*Performance Measurement Objective:*      Suitable Living Environment

*Amount Expended:* \$103,671.05

*Outcome: Sustainability*

*Outcome Statement:* Project underway

*Total funding available:* \$117,328.95

*Persons/households assisted:* N/A

### **South Silver Spring Pedestrian Linkages** **\$680,000**

This project provides for a series of pedestrian links through large, awkwardly-shaped city blocks in South Silver Spring that will improve connections between existing businesses, parking and Montgomery College, and planned, new commercial development, and over 1,000 new housing units. The objective is to overcome the inconvenience and isolation created by the unusually large block pattern in the area. These links will be created partly on Parking Lot District property and partly on private land.

*Performance Measurement Objective:*      Suitable Living Environment

*Amount Expended:* \$38,904.48

*Outcome: Sustainability*

*Outcome Statement:* Project underway

*Total funding available:* \$641,095

*Persons/households assisted:* N/A

### **Facility Planning** **\$100,000**

A total of \$100,000 will be used to conduct preliminary planning and design studies for a variety of projects dispersed throughout the County for possible inclusion in a future capital budget.

*Performance Measurement Objective:*      Suitable Living Environment

*Amount Expended:* \$73,083.82

*Outcome: Sustainability*



*Outcome Statement:* Project underway

*Total funding available:* \$26,916.18

*Persons/households assisted:* N/A

**Contingency (Capital)**

**\$0**

## **PROJECTS ADMINISTERED BY COUNTY GOVERNMENT**

### **Department of Housing and Community Affairs (DHCA)**

#### **Commercial Façade Improvement Program**

**\$145,324**

A total of \$145,324 will be used to improve commercial building facades through loans to owners of older commercial properties in targeted areas to make needed improvements.

*Performance Measurement Objective:* Suitable Living Environment

*Amount Expended:* \$324

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$145,000

*Persons/households assisted:* N/A

#### **Commercial Sign and Canopy Program**

**\$0**

A total of \$0 will be used to share the cost of new signs and canopies through loans to owners of older commercial properties in targeted revitalization areas.

*Performance Measurement Objective:* Suitable Living Environment

*Amount Expended:* \$0

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$0

*Persons/households assisted:* N/A

**Comprehensive Neighborhood Assistance****\$6,966**

A total of \$6,966 will fund services and/or physical improvements in conjunction with other public and private initiatives in older, moderate-income neighborhoods to enhance the quality of life and address residents' concerns.

*Performance Measurement Objective:*      Suitable Living Environment

*Amount Expended:* \$518

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$6,448

*Persons/households assisted:* N/A

**Demolition****\$30,000**

A total of \$30,000 will be used to demolish condemned structures in the county.

*Performance Measurement Objective:*      Suitable Living Environment

*Amount Expended:* \$0

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$30,000

*Persons/households assisted:* N/A

**Group Home Acquisition and Rehabilitation****\$788,000**

A total of \$788,000 will continue a program providing loans to purchase properties by nonprofit organizations for use as group homes, and to provide rehabilitation and accessibility improvements for nonprofit group homes.

*Performance Measurement Objective:*      Decent Housing

*Amount Expended:* \$564,510.98

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$223,489.02

*Persons/households assisted:* 15

### **Housing Rehabilitation and Production**

**\$1,255,504**

A total of \$1,255,504 will fund the County's ongoing rehabilitation program to enable low and moderate income owners of single-family homes and owners of multi-family properties occupied by low- and moderate-income tenants to eliminate code violations and make other necessary improvements, including energy conservation improvements. Some funds may also be used as financing to produce or preserve affordable housing in the county.

*Performance Measurement Objective:* Decent Housing

*Amount Expended:* \$411,441.08

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$844,062.92

*Persons/households assisted:* 40

### **Public Housing Modernization**

**\$142,000**

A total of \$142,000 will be used for loans to the Housing Opportunities Commission (HOC) that will fund improvements to the County's aging public housing stock. HOC, through its long range planning process, has identified essential repairs that are needed at many of the 1,500 public housing units it manages. The amount combines two projects: Waverly House and Town Center.

*Performance Measurement Objective:* Decent Housing

*Amount Expended:* \$0

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$142,000

*Persons/households assisted:* N/A

**Housing Acquisition****\$1,110,000**

A total of \$1,110,000 was used to provide loans to assist in the purchase of properties for low and moderate income housing.

*Performance Measurement Objective:* Decent Housing

*Amount Expended:* \$1,110,000

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$0

*Persons/households assisted:* 4

**Project Analysis and Engineering****\$111,270**

A total of \$111,270 will be used for project analysis and engineering studies associated with projects in revitalization areas.

*Performance Measurement Objective:* Suitable Living Environment

*Amount Expended:* \$107,953.76

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$3,316

*Persons/households assisted:* N/A

**Contingency (Operating)****\$25,479**

A total of \$25,479 was used for unexpected operating cost associated with the above projects.

**NONPROFIT PROVIDERS****A Wider Circle****\$15,000****“Neighbor to Neighbor”**

A total of \$15,000 in first year funding to be used to collect donations of furniture and basic home goods and distributes these items to families in need. An estimated 1,200 people will benefit.

*Performance Measurement Objective:*      Suitable Living Environment

*Amount Expended:* \$12,661.50

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$2,338.50

*Persons/households assisted:* 1,200

**Asian American LEAD (Leadership, Empowerment and Development)      \$22,500**  
**“AALEAD Mentoring Program”**

A total of \$22,500 in third year funding was used to continue a one-on-one mentoring program for 50 low-income Asian American students in the Aspen Hill, Silver Spring, Wheaton and Glenmont areas. An estimated 50 people will benefit.

*Performance Measurement Objective:*      Suitable Living Environment

*Amount Expended:* \$15,710.59

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$6,789.41

*Persons/households assisted:* 55

**Asian Pacific American Legal Resource Center (APLRC)      \$22,500**  
**“Asian American Domestic Violence Project”**

A total of \$22,500 in third year funding will be used to support staff in their efforts to provide culturally and linguistically appropriate general legal assistance to Montgomery County residents. An estimated 50-100 people will benefit.

*Performance Measurement Objective:*      Suitable Living Environment

*Amount Expended:* \$22,500

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$0

*Persons/households assisted:* 70

**CASA de Maryland, Inc.**

**\$37,500**

**“Employment Rights Project”**

A total of \$37,500 in first year funding will be used to provide employment rights services through counseling, representation and education of low-wage workers who have not been paid their wages. Legal counseling and representation to tenants on landlord-tenant issues will be provided. An estimated 1,000 people will benefit.

*Performance Measurement Objective:* Economic Opportunity

*Amount Expended:* \$2,420.32

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$35,079.68

*Persons/households assisted:* 950

**Catholic Charities of the Archdiocese of Washington, M.C. Center**

**\$25,500**

**“Housing Support”**

A total of \$25,500 in second year funding will be used to continue a program to provide housing support, including first month’s rent to low income individuals and families who are currently homeless; leaving emergency or transitional shelters; living in overcrowded conditions, or newcomers to the country without resources. An estimated 105 people will benefit.

*Performance Measurement Objective:* Suitable Living Environment

*Amount Expended:* \$0

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$25,500

*Persons/households assisted:* 0

**Crossway Community, Inc. \$15,000**  
**“Environmental Learning Initiative”**

A total of \$15,000 in first year funding was used to expand a gardening/environmental learning program at Crossway Community. An estimated 400 people will benefit.

*Performance Measurement Objective:*      Suitable Living Environment

*Amount Expended:* \$15,000

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$0

*Persons/households assisted:* 125

**Easter Seals Society \$40,000**  
**“Easter Seals Family Respite Program”**

A total of \$40,000 in second year funding will be used to provide respite care to children with disabilities and their families in Montgomery County. An estimated 75 people will benefit.

*Performance Measurement Objective:*      Suitable Living Environment

*Amount Expended:* \$35,700.42

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$4,299.58

*Persons/households assisted:* 77

**Gapbuster Learning Center \$45,000**  
**“Cross-Tutorial Mentoring”**

A total of \$45,000 in first year funding will be used to address academic and social developmental needs of minorities and low-income students. Each student will be provided with tutoring and or mentoring during the school year by an older student or an adult. An estimated 80 students will benefit.

*Performance Measurement Objective:*      Suitable Living Environment

*Amount Expended:* \$44,997

*Outcome: Sustainability*

*Outcome Statement: Project underway*

*Total funding available: \$3*

*Persons/households assisted: 66*

**Housing Opportunities Community Partners, Inc.  
“Students Upward Bound”**

**\$20,000**

A total of \$20,000 in first year funding was used to fund a program that offers workshops, SAT Prep coursework, individualized guidance counseling and financial assistance to help low-income, at-risk students (grades 10-11) living in public housing. An estimated 100 - 130 students will benefit.

*Performance Measurement Objective: Suitable Living Environment*

*Amount Expended: \$20,000*

*Outcome: Sustainability*

*Outcome Statement: Project underway*

*Total funding available: \$0*

*Persons/households assisted: 110*

**Jewish Council for the Aging of Greater Washington, Inc.  
“Project Log On”**

**\$29,500**

A total of \$29,500 in first year funding will be used to provide computer and internet training to low income seniors seeking employment, who lack the technical skills essential to securing a job in today’s market place. An estimated 50 people will benefit.

*Performance Measurement Objective: Suitable Living Environment*

*Amount Expended: \$9,226.30*

*Outcome: Sustainability*

*Outcome Statement: Project underway*

*Total funding available: \$20,273.70*

*Persons/households assisted: 43*



**Jewish Social Service Agency**  
**“Project Linkage”**

**\$45,000**

A total of \$45,000 in first year funding will be used to assist youth and young adults in identifying career paths, matching career options with abilities and interests and developing strategies for securing employment. An estimated 30 youth will benefit.

*Performance Measurement Objective:*      Suitable Living Environment

*Amount Expended:* \$34,798.87

*Outcome: Sustainability*

*Outcome Statement:* Project underway

*Total funding available:* \$10,201.13

*Persons/households assisted:* 33

**Korean Community Service Center of Greater Washington, Inc.**  
**“Asian Minority Outreach and Services”**

**\$22,500**

A total of \$22,500 in first year funding will be used to assist low-income families to promote health and well being, to ensure stable housing, to increase service accessibility and to achieve legal immigrant status. An estimated 1,400 people will benefit.

*Performance Measurement Objective:*      Suitable Living Environment

*Amount Expended:* \$20,356.84

*Outcome: Sustainability*

*Outcome Statement:* Project underway

*Total funding available:* \$2,143.16

*Persons/households assisted:* 950

**Latino Economic Development Corporation**  
**“Small Business Development”**

**\$22,500**

A total of \$22,500 in second year funding will be used to continue providing business lending, training, organizing, and technical assistance services to small businesses owned by low and moderate income Latinos and other underserved communities throughout Montgomery County. An estimated 800 people will benefit.

*Performance Measurement Objective:*      Economic Opportunity

*Amount Expended:* \$12,187.50

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$10,312.50

*Persons/households assisted:* 675

### **Liberty's Promise**

**\$45,000**

#### **"Enriching Montgomery County's Youth"**

A total of \$45,000 in second year funding will be used to offer professional internship and civic education programs to low-income immigrant youth. Liberty's Promise will partner with the Housing Opportunities Commission (HOC) to reach a portion of the community living in assisted or subsidized housing units. An estimated 50 immigrant youth will benefit.

*Performance Measurement Objective:* Suitable Living Environment

*Amount Expended:* \$45,000

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$0

*Persons/households assisted:* 52

### **Ministries United Silver Spring Takoma Park, Inc. (MUSST)**

**\$40,000**

#### **"Filling the Medical Prescription Gap is a MUSST"**

A total of \$40,000 in second year funding will be used to continue to assist eligible, low income, uninsured individuals purchase medically necessary prescription medication, provide information on prescription assistance programs, help with the application process, and input client data into MEDBACK proprietary database RxBridge. An estimated 100 people will benefit.

*Performance Measurement Objective:* Suitable Living Environment

*Amount Expended:* \$17,792.30

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available: \$22,207.70*

*Persons/households assisted: 79*

**Montgomery County Coalition for the Homeless**  
**“Partnership for Permanent Housing”**

**\$6,440**

A total of \$6,440 in second year funding and an additional \$18,562 in ESG funds was used to continue supporting a Case Manager position for the Partnership for Permanent Housing program, which provides supportive service to households and assist them in maintaining housing stability. An estimated 50 people will benefit.

*Performance Measurement Objective:* Decent Housing

*Amount Expended:* \$6,440

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$0

*Persons/households assisted:* 57

**Montgomery County Coalition for the Homeless**  
**“Daytime Case Management”**

**\$30,000**

A total of \$30,000 in first year funding will be used to provide intensive case management services to shelter residents at the Men’s Emergency Shelter, during daytime hours. An estimated 100 people will benefit.

*Performance Measurement Objective:* Suitable Living Environment

*Amount Expended:* \$28,738.04

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$1,261.96

*Persons/households assisted:* 125

**St. Luke's House, Inc.****\$40,000****"Case Management Services"**

A total of \$40,000 in first year funding will be used to provide employment oriented case management services to adults annually who are low income and uninsured and have serious and persistent mental illness. A total of 35 people will benefit.

*Performance Measurement Objective:*      Suitable Living Environment

*Amount Expended:* \$31,334.60

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$8,665.40

*Persons/households assisted:* 36

**Threshold Services, Inc.****\$23,000****"Compeer of Montgomery County"**

A total of \$23,000 in third year funding will be used to continue a Compeer program which pairs volunteers in one-on-one friendship relationships with people who are recovering from mental illness and co-occurring mental illness, and substance abuse disorders. An estimated 111 people will benefit.

*Performance Measurement Objective:*      Suitable Living Environment

*Amount Expended:* \$17,884.50

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$5,115.50

*Persons/households assisted:* 113

**YMCA of Metropolitan Washington, Youth & Family Services****\$45,000****"Northwest Park Community Center"**

A total of \$45,000 in second year funding will be used to continue supporting staff and operational expenses at the Northwest Park Community Center. An estimated 100 households will benefit.

*Performance Measurement Objective:*      Suitable Living Environment

*Amount Expended:* \$44,511

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$489

*Persons/households assisted:* 100

### **PROJECTS ADMINISTERED BY MUNICIPALITIES**

**CITY OF TAKOMA PARK** **\$135,000**

**Manna Food Center Inc.,** **\$9,000**  
**“Smart Sacks and Takoma Park Distribution”**

A total of \$9,000 will be used by the grantee to provide for weekly distribution of 320 boxes of food to low and moderate income residents of Franklin Apartments and other low income housing units in Takoma Park and backpacks of child friendly food to low and moderate income children attending local public elementary schools. A total of 725 people are expected to benefit.

*Performance Measurement Objective:* Suitable Living Environment

*Amount Expended:* \$0

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$9,000

*Persons/households assisted:* N/A

**Digital Bridge** **\$6,000**  
**“Community Technology and Resource Center”**

A total of \$6,000 will be used to provide hands on computer training to low and moderating income households with emphasis on assistance to those who are unemployed or underemployed. A total of 75 persons are expected to benefit.

*Performance Measurement Objective:* Suitable Living Environment

*Amount Expended:* \$0

*Outcome: Sustainability*

*Outcome Statement: Project underway*

*Total funding available: \$6,000*

*Persons/households assisted: N/A*

**City of Takoma Park**

**\$5,000**

**“Recreation Department Scholarship Program”**

A total of \$5,000 will be used by the City of Takoma Park to provide financial assistance to income eligible families to allow the children to participate in before/after school programs in the City. A total of 9 families are expected to benefit.

*Performance Measurement Objective: Suitable Living Environment*

*Amount Expended: \$0*

*Outcome: Sustainability*

*Outcome Statement: Project underway*

*Total funding available: \$5,000*

*Persons/households assisted: N/A*

**City of Takoma Park**

**\$115,000**

**“Affordable Housing Initiative”**

A total of \$115,000 will be used by the City of Takoma Park to provide gap financing for the acquisition, demolition and/or renovation of existing housing, gap financing for new construction and down-payment assistance. Projects may include and rental ownership opportunities. A total of 12 households are expected to benefit.

*Performance Measurement Objective: Decent Housing*

*Amount Expended: \$ 0*

*Outcome: Sustainability*

*Outcome Statement: Project underway*

*Total funding available: \$ 115,000*

*Persons/households assisted: N/A*

**CITY OF ROCKVILLE****\$304,000****Community Ministries of Rockville  
“Latino Outreach Program”****\$15,000**

A total of \$15,000 will be used to empower foreign born community members in Rockville and surrounding areas by helping them become U.S. citizens through the naturalization component of the Latino Outreach Program. This service will assist approximately 150 individuals.

*Performance Measurement Objective:*      Suitable Living Environment

*Amount Expended:* \$0

*Outcome: Sustainability*

*Outcome Statement:* Project underway

*Total funding available:* \$15,000

*Persons/households assisted:* N/A

**Community Ministries of Rockville  
“Safe and Habitable Homes”****\$12,500**

A total of \$12,500 will be used to program operating expenses associated with providing code related repairs and minor structural modifications to improve accessibility for low income seniors. This service will be able to assist approximately 35 individuals.

*Performance Measurement Objective:*      Decent Housing

*Amount Expended:* \$0

*Outcome: Sustainability*

*Outcome Statement:* Project underway

*Total funding available:* \$12,500

*Persons/households assisted:* N/A

**Rockville Housing Enterprises****\$60,000**

A total of \$60,000 will be used by Rockville Housing Enterprises for a resident counselor (\$25,000), as well as for improvements to scattered site public housing

units (\$35,000). The counselor will benefit approximately 120 families, while the physical improvements will benefit an estimated 10 families.

*Performance Measurement Objective:*      Suitable Living Environment

*Amount Expended:* \$0

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$60,000

*Persons/households assisted:* N/A

**Community Ministries of Montgomery County  
“Rehabilitation of 719 Carr Avenue”**

**\$10,000**

A total of \$10,000 will be used by Community Ministries of Montgomery County to provide code related repairs and structural modifications to improve this single family home. A total of 8 people will benefit.

*Performance Measurement Objective:*      Decent Housing

*Amount Expended:* \$0

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$10,000

*Persons/households assisted:* N/A

**Single-Family Rehabilitation**

**\$206,500**

A total of \$206,500 will be used to provide low-interest loans and grants to income eligible homeowners who need financial assistance in eliminating major code violations, and to correct drainage problems on private property in the Lincoln Park neighborhood. An estimated 15 families will benefit.

*Performance Measurement Objective:*      Decent Housing

*Amount Expended:* \$0

*Outcome:* Sustainability



*Outcome Statement:* Project underway

*Total funding available:* \$206,500

*Persons/households assisted:* N/A

### **CONTINGENCY**

**\$25,479**

A total of \$25,479 was available for both capital (\$0) and operating (\$25,479) expenditures to allow for emergency community development needs, including setting aside funds for ongoing CDBG projects which may require additional funding, and funding non-public service out-of-cycle requests.

### **ADMINISTRATION**

**\$1,233,625**

A total of \$1,233,625 will fund DHCA's staff in planning, administration and monitoring of the CDBG program, including application review and staff support for a citizen's advisory committee, environmental reviews, contract preparation, payment processing and auditing, federal reporting and loan servicing.

*Amount Expended:* \$1,033,019.21

**HOME Investment Partnerships Program (HOME)**  
**July 1, 2008 - June 30, 2009**

**HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) \$2,760,535**

The HOME grant is designed to increase housing choices for low-income households through rental and home ownership programs, in cooperation with public, private and nonprofit organizations. During the coming year, it is anticipated that the County will receive \$2,240,834 in funding for HOME projects, and together with anticipated program income of \$500,000, an estimated total of \$2,740,834 in HOME funds will be available. Funds will generally be made available in the form of low-interest loans and other subsidies, and units assisted may be both rental and owner-occupied. Additionally, as noted below, the County will also receive \$19,701 to support homeownership activities through the American Dream Downpayment Initiative.

**PROJECTS ADMINISTERED BY COUNTY GOVERNMENT**

**Department of Housing and Community Affairs (DHCA)**

**Housing Production and Rehabilitation \$1,760,832**

A total of \$1,760,832 will be used to create home ownership opportunities, new rental housing, or to rehabilitate existing housing (both rental and single-family homes). This housing will principally serve low-income households. DHCA will work with the private sector, non-profits and the Montgomery County Housing Opportunities Commission (HOC) in implementing this program. Additionally, if the opportunity is available, HOME funds will be used for group homes to serve special populations and for specialized housing programs.

*Performance Measurement Objective:* Decent Housing

*Amount Expended:* \$1,276,070.85

*Outcome: Sustainability*

*Outcome Statement:* Project underway

*Total funding available:* \$484,761.15

*Persons/households assisted:* N/A

**Community Housing Development Organizations (CHDOs) \$336,125**  
**Housing Production**

A total of \$336,125 will fund the housing development activities of CHDOs. This represents the federally mandated fifteen percent of the HOME allocation. Up to 10

percent of this total (\$33,612) may be used for project-specific technical assistance, site control, and seed money loans. It is anticipated that one to three organizations will use these funds for acquisition, construction, or renovation of rental housing for persons with low-incomes.

*Performance Measurement Objective:* Decent Housing

*Amount Expended:* \$52,487

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$283,638

*Persons/households assisted:* N/A

#### **American Dream Downpayment Initiative**

**\$19,701**

Under this new initiative, low-income families will be eligible to receive grants of up to \$19,701 to purchase single-family homes.

*Performance Measurement Objective:* Decent Housing

*Amount Expended:* \$0

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$19,701

*Persons/households assisted:* N/A

### **PROJECTS ADMINISTERED BY NONPROFITS AND OTHER PUBLIC AGENCIES**

#### **CHDO Operating Assistance**

**\$112,041**

Five percent of the HOME allocation (\$112,041) will be used to fund the administrative costs of qualified CHDO's in Montgomery County. Montgomery Housing Partnership (MHP) will receive \$84,030 and Housing Unlimited will receive \$28,011. By regulation, only CHDO's using HOME funds to own, sponsor, or develop affordable housing are eligible for operating support. This operating support cannot exceed 50 percent of a CHDO's operating budget in any fiscal year or \$50,000 annually, whichever is greater.

*Performance Measurement Objective:* Decent Housing

*Amount Expended:* \$52,487

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$59,554

*Persons/households assisted:* N/A

### **Rental Assistance**

**\$111,690**

Up to a total of \$111,690 may be used for a rental assistance program to match the State of Maryland's existing rental assistance program, which serves persons and households who are homeless or about to be homeless. Eligible households will be taken from a waiting list as required by HUD; the Montgomery County Housing Opportunities Commission (HOC) will operate this program.

*Performance Measurement Objective:* Decent Housing

*Amount Expended:* \$0

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$111,690

*Persons/households assisted:* 40

### **Fair Housing Activities**

**\$ 37,000**

A total of \$37,000 will be used for fair housing activities, such as sales, rental and lending testing, education/outreach, training and research. Activities will be administered by the Office of Human Rights. This amount represents the same level of funding as has been the case for the past two years.

*Performance Measurement Objective:* Decent Housing

*Amount Expended:* \$300

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$36,700

*Persons/households assisted:* 25

**ADMINISTRATION**

**\$187,083**

A total of \$187,083 will be used to cover the county's expenses associated with operating the HOME Program.

*Amount Expended:* 45,112.19

DRAFT

## Emergency Shelter Grant (ESG)

July 1, 2008 - June 30, 2009

### **EMERGENCY SHELTER GRANT (ESG)**

**\$226,875**

The ESG Program enables the county to provide housing and other services to persons who are homeless or in danger of becoming homeless. Although smaller than the CDBG or HOME programs, the ESG program serves an essential role in providing services to our neediest population, the homeless. The County expects to receive \$226,875 in the coming year for ESG projects.

### **PROJECTS ADMINISTERED BY DHCA**

#### **Homeless Prevention Assistance**

**\$68,000**

A total of \$68,000 will be used to provide homeless prevention assistance, including payments for rent and utility arrearages necessary to prevent eviction, as well as security deposits or first month's rent to enable persons who are homeless or at-risk of homelessness to secure housing. An estimated 80 people will benefit.

*Performance Measurement Objective:* Decent Housing

*Amount Expended:* \$61,241.37

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$6,758.63

*Persons/households assisted:* 88

#### **Shelter Renovation/Maintenance**

**\$79,470**

A total of \$79,470 will be used to renovate and/or maintain shelters serving the homeless in Montgomery County. An estimated 150 people will benefit.

*Performance Measurement Objective:* Suitable Living Environment

*Amount Expended:* \$43,821.08

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$35,648.92

*Persons/households assisted:* 160

## **NONPROFIT PROVIDERS**

### **Montgomery County Coalition for the Homeless**

**\$18,562**

#### **“Partnership for Permanent Housing”**

A total of \$18,562 (and an additional \$6,438 in CDBG) will be used to relocate families, couples without children, and single adults directly from homeless shelters to permanent, subsidized housing. An estimated 100 people will benefit.

*Performance Measurement Objective:* Decent Housing

*Amount Expended:* \$11,033.08

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$7,528.92

*Persons/households assisted:* 110

### **Community Ministry of Montgomery County, Inc. (CMMC)**

**\$37,500**

#### **“Supported Employment Program”**

A total of \$37,500 will be used to continue to support a full-time Vocational Counselor to enroll up to 80 homeless clients in a Supported Employment Program to assist them to achieve independence through meaningful employment and to meet employer’s needs by providing long-term, qualified, dependable employees. A total of 80 people will benefit.

*Performance Measurement Objective:* Economic Opportunity

*Amount Expended:* \$34,371.81

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$3,128.19

*Persons/households assisted:* 90

### **Stepping Stones Shelter**

**\$12,000**

#### **“Parent Education Program”**

A total of \$12,000 will be used to provide parenting classes to family shelter residents, to pay for childcare, and GED and ESOL classes. An estimated 135 people will benefit.

*Performance Measurement Objective:*      Suitable Living Environment

*Amount Expended:* \$11,804.52

*Outcome:* Sustainability

*Outcome Statement:* Project underway

*Total funding available:* \$195.48

*Persons/households assisted:* 122

## **ADMINISTRATION**

**\$11,343**

A total of \$11,343 will be used to cover the county's expenses associated with operating the ESG Program.

*Amount Expended:* \$11,334

Matching requirements for the ESG program come from County funds.



### **CAPER Narratives**

**Assessment of Goals and Objectives.** In each of the following sections covering Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME) and Emergency Shelter Grant (ESG) there is an assessment of goals and objectives. The assessment of the Housing Opportunities for Persons With Aids (HOPWA) is provided by the City of Gaithersburg, the designated formula grantee for HOPWA funds on behalf of the Bethesda-Frederick-Gaithersburg Metropolitan Division.

### **Affirmatively Furthering Fair Housing**

Actions taken:

As a part of the Office of Human Rights, The Fair Housing Program has developed a far-reaching program of outreach and monitoring activities.

Educational activities include training for landlords, real estate professionals, property managers, lenders, and other housing professionals, as well as information to and training for the general public. A 10th grade fair housing curriculum has been developed and incorporated into all 10th grade social studies classrooms in each of the 23 Montgomery County high schools. A similar set of lessons is being developed for the elementary school curriculum. Each spring, a fair housing Poster Contest is conducted in selected elementary school classrooms throughout the County.

The Office of Human Rights has developed a comprehensive program of testing for discrimination in the rental or sale of housing, home mortgage financing and compliance with architectural guidelines. Enforcement actions are taken as warranted by the Office of Human Rights' [Compliance Section](#).

As part of determining the level of discrimination in the County, the Office of Human Rights periodically conducts studies. Studies include, for example, an evaluation of the practices of mortgage lenders in the County, and the frequency and patterns of FHA foreclosures.

### **Analysis of Impediments**

The Montgomery County Department of Housing and Community Affairs (DHCA) issued an updated Analysis of Impediments to Fair Housing Choice (AI) in April 2007 on the occasion of 'Fair Housing Month.' The updated version examines recent demographics and trends in the public and private sectors in order to set a new base for future goals and evaluation. In particular, the AI noted significant demographic trends that indicate increasing diversification of Montgomery County's growing population. The make-up of the County has become far more international in nature, with almost 30% of residents foreign-born. Percentages of non-white residents have also increased over the last decade. In addition, because the County is aging, accessibility has become a more pressing fair housing issue. The County has made progress in

addressing previously identified impediments to fair housing, especially concerning outreach, education and legislation. However, there are several areas, such as unfair lending practices and the persistent lack of affordable housing, which continue to demand urgent attention.

### **Impediments to Fair Housing 2008 Updates**

#### **Impediment 1**

##### **Unfair Lending Practices**

- The office of Human Rights is currently contracting for testing of lending institutions in Montgomery County. Anticipated completion of the lending tests is June of 2008.
- Results will be reviewed for appropriate legal, legislative or procedural action.

#### **Impediment 2**

##### **Lack of Awareness**

- The Office of Human Rights placed information and displays in all of the County Libraries during April (Fair Housing Month) to increase awareness of Fair Housing rights.
- The Office of Human Rights held a community awareness program (April 2008) to introduce the community to the issues in Fair Housing.
- The Office of Human Rights participated in numerous fairs, festivals and outreach programs throughout the year to increase awareness of issues in fair housing.
- The Office of Human Rights offered a quarterly seminar for property management professionals, real estate professionals and tenants to advise participants of their rights and responsibilities regarding fair housing.

#### **Impediment 4**

##### **Lack of Available, Affordable Housing for Individuals with Disabilities**

- The Office of Human Rights partnered with the Office of Disability Services to support the “Visit-Ability” and “Liv-Ability” programs for builders to build accessible housing for people with disabilities.
- The Office of Human Rights spearheaded support for legislation allowing single family homeowners to modify their residences to allow them accessibility.

## Impediment 6

### Shortage of Testing

- The Office of Human Rights continues to provide “in-house” matched pair rental testing throughout the County. The testing program estimates it will complete over 125 matched paired tests of rental units this year.

## Affordable Housing

During the fiscal year the County had a goal of assisting 1,000 households. The actual number assisted was 843. These figures are supported by the Consolidated Plan Tables and IDIS report C04PR23 Summary of Accomplishments. The County continues to strive for maximum service while being faced with a decreasing amount of resources. By leveraging and partnerships with the nonprofit and private sectors resources an attempt is being made to increase the benefits to County residents.

## Continuum of Care

Actions taken to address the needs of homeless persons and those with special needs who are not homeless but require supportive housing:

Objectives to End Chronic Homelessness and Move Families and Individuals to Permanent Housing	Local Action Steps	Lead Person List name and title or organization of one person responsible for accomplishing each action step.	Baseline (Current Level)	Numeric Achievement in 12 months	Numeric Achievement in 5 years	Numeric Achievement in 10 years
1. Create new PH beds for chronically homeless persons.	Apply for Samaritan Initiative for each HUD funding cycle.	Alex Wertheim, Montgomery County Department of Health & Human Services (MCDHHS)	55 Beds	78 Beds	94 Beds	145 Beds
	Open new HUD Samaritan Initiative Projects annually.	Sharan London, Montgomery County Coalition for the Homeless (MCCH)				
	Utilize county-funded deep rental subsidy program for chronically homeless individuals.	Nadim Khan, MCDHHS				

	Expand Shelter Plus Care for chronically homeless people.	Rita Harris, Housing Opportunities Commission (HOC)				
	Implement Housing First pilot project to serve chronically homeless individuals.	Sharan London, MCCH				
2. Increase percentage of homeless persons staying in PH over 6 months to at least 71%.	Provide case management to coordinate and increase access to mainstream program in mental health, substance abuse, and somatic health systems.	Alex Wertheim, MCDHHS				
	Make emergency financial assistance available to project participants who are hospitalized or unable to pay rent on a temporary basis.	Alex Wertheim, MCDHHS	91%	91%	92%	92%
	Increase the number of unsheltered chronically homeless persons assigned to Assertive Community Treatment (ACT) teams or other community case management with the goal of assisting the chronically homeless persons to obtain and maintain permanent housing.	Dudley Warner, MCDHHS				
3. Increase percentage of homeless persons moving from TH to PH to at least 61.5%.	Provide case management to coordinate and increase access to mainstream programs in mental health, substance abuse, and somatic health systems to increase clients' ability to live independently.	Steve Stahley, MCDHHS	63%	63%	65%	68%
	Provide case management coordination to ensure that project participants have an income source from employment or entitlements to afford their living expenses.	Steve Stahley, MCDHHS				
4. Increase percentage of homeless persons employed at exit to at least 18%.	Coordinate with Workforce Development to ensure that the homeless have access to this mainstream service.	Alex Wertheim, MCDHHS	45%	47%	48%	50%
	Increase employment supports and vocational training targeted to chronically homeless persons.	Sharan London, MCCH				
5. Ensure that the CoC has a functional HMIS system.	Ensure that CoC has operational HMIS that meets HUD requirements and privacy regulations	Cherisse Robles, MCDHHS	77% Bed Cover-age	90% Bed Cover-age	100% Bed Cover-age	100% Bed Cover-age
	Augment annual point-in-time census of homeless persons using new HMIS, including annual length of stay and level of service utilization.	Cherisse Robles, MCDHHS				
<b>Barriers: If your CoC will not meet one or more of the above objectives, briefly describe why not (use less than two paragraphs).</b>						

### **Other Actions**

#### **Addressing Obstacles to Meet Underserved Needs**

A concerted effort has been made to coordinate with other County agencies and community groups in both the identification of needs and the resources available to meet these

needs. The goal, in a time of diminishing resources, is to maximize effect through the elimination of duplication and employment of economies of scale when possible to serve the largest number of residents possible.

### *Fostering and Maintaining Affordable Housing*

The Moderately Priced Dwelling Unit Program (MPDU), the County's nationally known housing program, continues to ensure that all developments of 50 units or more will contain affordable units. Efforts using HOME funds have emphasized approving projects that serve the lowest income groups possible.

A concerted effort has been made to preserve existing affordable housing through a code enforcement program that results in the annual rehabilitation of approximately 30 homes. In addition DHCA is working with the Housing Opportunities Commission to acquire housing that had previously been financed through the federal 236 and 221(d) programs. DHCA's Section of Landlord/Tenant Affairs and Common Ownership Communities licenses rental units and provides dispute mediation. It has published a landlord/tenant handbook which spells out rights and responsibilities and sponsored neighborhood clean ups. This is a comprehensive effort which is necessary to preserve our affordable housing supply.

### *Eliminate Barriers to Affordable Housing*

To address this issue, Montgomery County Executive Isiah Leggett formed the Affordable Housing Task Force by issuing Executive Order 84-07 on February 28, 2007. Recognizing that the increasing lack of affordable housing will have crippling effects on Montgomery County's residents, communities, and economy, County Executive Leggett brought together a group of dedicated representatives and individuals from all sectors of Montgomery County and the region to form the task force. Housing experts and advocates, representatives of the financial and development industry, builders, housing providers, planners, community members and representatives of governmental departments and agencies all came together to consider the issues and potential solutions.

The following provides the status of the implementation of the recommendations of the Affordable Housing Task Force.

#### **ISSUE 1: PRESERVE AFFORDABLE HOUSING**

**Recommendation:** Create a Short Term Property Acquisition Fund.

**Implementation:** Develop and fund an instrument to provide short term acquisition financing for public, nonprofit, and for-profit agencies.

#### **Status and Timeline:**

Completed January 2008: Technical Paper developed by Affordable Housing Task Force.

Completed July 2008: FY 2009 Budget includes \$25M Bond issue for Housing Initiative Fund to support acquisitions.

January 2009: First use of the Acquisition Fund – a \$3,635,000 loan to Montgomery Housing Partnership for the purchase of Maple Towers apartments.

**Recommendation:** Create a revolving equity fund.

***Implementation:*** Develop legislation to create a revolving equity fund and incorporate a managing board.

***Status and Timeline:***

Completed January 2008: Technical Paper developed by Affordable Housing Task Force.

Spring/summer 2008: met with OMB and financial consultants.

Winter/spring 2009: Identify structural needs and timeline for implementation of fund, and assess impact of the current economy on fund potential.

Winter 2009/10: Prepare FY 2011 Budget to include Bond financing for fund.

**Recommendation:** Work proactively with owners of developments that provide affordable housing.

***Implementation:*** Create an “early warning system” to head off the loss of affordable housing inventory.

***Status and Timeline:***

Ongoing: DHCA has updated its comprehensive list of price and income controlled multifamily properties to include federal, state, and County assisted and regulated multifamily housing. Staff is presently verifying the accuracy of all information so the list can be converted to a searchable, geocoded database. DHCA also maintains close contact with apartment owners and industry and owners to get advanced notice of potential sales. DHCA, by law, is notified of contract sales or conversions of multifamily housing.

***Implementation:*** Develop a range of tools and incentives that can be used to preserve endangered affordable housing.

***Status and Timeline:***

Ongoing: DHCA is making use of the new HIF acquisition funding, and continuing to use Housing Code Enforcement, Multifamily Rehabilitation Loans and assignment of right-of-first-refusal contracts to nonprofit housing providers to promote extended affordability in housing developments.

## **ISSUE 2: CREATE AFFORDABLE HOUSING**

**Recommendation:** Add “Increasing Affordable Housing” as a new objective in all master plans.

***Implementation:*** Secure an agreement with M-NCPPC to address affordable housing in all future master and sector plans.

***Status and Timeline:***

Completed: DHCA now comments on all master and sector plans, advocating that affordable housing be addressed in the plans, and that M-NCPPC establish an “affordable housing goal” in each plan area.

December 2008: Met with M-NCPPC Planning Director and staff to discuss this recommendation and develop joint steps to achieve goal.

**Recommendation:** Investigate and Implement the use of an affordable housing impact fee or a reasonable alternative on all new non-residential development.

***Implementation:*** After research and analysis of other jurisdiction’s programs, draft legislation.

***Status and Timeline:***

Completed January 2008: Technical Paper developed by Affordable Housing Task Force.

December 2008: Met with M-NCPPC Planning Director and staff to discuss this recommendation and develop joint steps to achieve goal.

September 2009: Establish group to develop work program and implementation timeline (DHCA, M-NCPPC, DED, Chamber of Commerce).

**Recommendation:** Create a more attractive planning and economic environment for the development of affordable housing.

***Implementation:*** Develop zoning text amendments to increase heights, densities, FAR, and provide more flexibility.

***Status and Timeline:***

Completed January 2008: Technical Paper developed by Affordable Housing Task Force.

Completed August 2008: ZTA 08-08 becomes effective allowing additional height in the Fenton Village Overlay Zone for Workforce Housing.

Continuing: Study and draft ZTAs to respond to additional needs for height, density and flexibility.

December 2008: Met with M-NCPPC Planning Director and staff to discuss this recommendation and develop joint steps to achieve goal.

***Implementation:*** Develop amendment to the zoning process to allow zoning map amendments in a timelier manner.

***Status and Timeline:***

January 2009: Met with Planning Board Chairman and M-NCPPC Planning Director to discuss the AHTF recommendation that may be addresses in the zoning ordinance rewrite.

***Implementation:*** Amend subdivision and site plan process to consolidate reviews of Affordable Housing.

***Implementation:*** Amend impact tax laws to allow additional tax waivers for Affordable Housing.

***Status and Timeline:***

December 2008: Met with M-NCPPC Planning Director and staff to discuss these recommendations and develop joint steps to achieve goal. Expansion of waivers of impact fees for workforce and market rate units in an affordable housing development was discussed.

**Recommendation:** Reduce parking requirements for housing developments.

***Implementation:*** Develop a zoning text amendment to revise parking requirements in certain areas.

***Status and Timeline:***

Completed January 2008: Technical Paper developed by Affordable Housing Task Force.

July 2008: Discussed issue (briefly) with Council Transportation & Environment Committee as part of overall review of County parking requirements

3<sup>rd</sup> Quarter FY 2009: Convene working group (DHCA, DOT, RSCs, MNCBIA)

4<sup>th</sup> Quarter FY 2009: Draft and submit ZTA amending parking requirements

**Recommendation:** Develop a comprehensive inventory of all publicly owned sites and properties.

***Implementation:*** Create inventory of sites and evaluate for potential development of affordable housing.

***Status and Timeline:***

Ongoing: The Office of the County Executive convened Department of General Services and Office of Risk Management, and M-NCPPC staff to develop a comprehensive inventory.

***Implementation:*** Evaluate all capital development projects for potential inclusion of affordable housing.

***Status and Timeline:***

Ongoing: All capital development projects are now assessed for potential affordable housing development. Projects that are planned to include housing are the Silver Spring Library and the 3<sup>rd</sup> District Police Station. The RFP for the 2<sup>nd</sup> District Police Station asks for an option of including mixed income housing in a joint development

### **ISSUE 3: ADOPT REGULATORY REFORM**

**Recommendation:** Expedite regulatory reviews.

***Implementation:*** Amend development process to expedite review of affordable housing.

***Status and Timeline:***

Completed January 2008: Technical Paper developed by Affordable Housing Task Force.

December 2008: Met with M-NCPPC Planning Director and staff to discuss this recommendation and develop joint steps to achieve goal.

3<sup>rd</sup> Quarter FY 2009: Recommendations to CE.

**Recommendation:** Permit accessory apartments by right, subject to conditions.



**Implementation:** Develop zoning text amendment to allow accessory apartments by right, adding conditions for administrative approval.

***Status and Timeline:***

Completed, fall 2008: Review of past effort to permit accessory apartments by right.  
Continuing: Discussions with communities regarding conditions to be required for by right approval.

February 2009: Draft ZTA transmitted to Planning Director for discussions and informal review.

3<sup>rd</sup> Quarter, FY 2009: Recommendations to the County Executive.

**Recommendation:** Establish a centralized authority for affordable housing.

**Implementation:** County Executive should designate a single point of contact for coordination of affordable housing efforts.

***Status and Timeline:***

Completed: The County Executive has confirmed that the Director of the Department of Housing and Community Affairs is the designated staff person for coordination of affordable housing projects and programs.

#### **ISSUE 4: ACHIEVE COMMUNITY ACCEPTANCE OF AFFORDABLE HOUSING**

**Recommendation:** Promote well-designed, low-impact affordable housing to foster public acceptance.

**Implementation:** Work with M-NCPPC and DPS to promote good design and positive community impacts from affordable housing.

***Status and Timeline:***

December 2008: Met with M-NCPPC Planning Director and staff to discuss this recommendation and develop joint steps to achieve goal.

Spring 2009: Convene study group to develop County design guidelines for affordable housing development.

**Recommendation:** Develop and implement an extensive community support campaign.

**Implementation:** Through a PFP process, solicit a plan for the development and implementation of a public education program for affordable housing.

***Status and Timeline:***

Spring 2009: Review campaigns conducted in other jurisdictions.

Summer 2009: Develop and issue RFP for consultant services.

Winter 2009-10: Conduct public education campaign.

#### **ISSUE 5: GOALS FOR AFFORDABLE HOUSING PRESERVATION AND PRODUCTION**

**Recommendation:** Establish affordable housing preservation and production goals.

**Implementation:** Convene service providers and advocates to review and assess the County's current affordable housing productions goals and recommend new goals

***Status and Timeline:***

Spring 2009: Convene stakeholders to review existing annual production and preservation goals.

Summer 2009: Adopt revised annual production and preservation goals.

**ISSUE 6: HOME PURCHASE ASSISTANCE FOR PUBLIC EMPLOYEES**

**Recommendation:** Establish a program to assist county employees in purchasing a home in the County.

**Implementation:** Submit request for State enabling legislation to permit property tax, transfer tax, and recordation tax waivers for County employees.

***Status and Timeline:***

Completed fall, 2008: Convened stakeholders to determine steps for overcoming impediments to implementing home purchase assistance program.

Completed October 2008: Local Bill filed to permit Montgomery County to set rates and terms for abatement of property taxes, transfer taxes, and recordation taxes.

**Implementation:** Initiate participation in the State House Keys 4 Employees (HK4E) program.

***Status and Timeline:***

Completed, October 2008: State DHCD approved County participation in HK4E program, announced by CE and Council President on 12/1/2008.

Completed, January 2008: Employee Closing Cost Assistance Program begun – administered by HOC. HK4E program becomes available to eligible County employees.

**OTHER ISSUES:**

**Amend Voluntary Rent Guideline to Reflect Owner-Paid Energy Costs**

The apartment management industry has asked the Department to study an amendment to the County's Voluntary Rent Guideline process to permit recognition of owner-paid energy costs. After reviewing available data sources on energy costs and the portion of residential expenses represented by energy, the Department has not found a uniform, documented data sources for such information. The Department does not believe that an equitable system for accounting for landlord paid utilities can be implemented. The Department, instead, will work with the industry to educate residents about energy costs and increase the energy efficiency of multifamily housing in the County. The 2009 Voluntary Rent Guideline was announced and was set at 4.4 percent.

Foreclosure rates have risen dramatically across the nation, and Maryland has not escaped the trend. From the 3<sup>rd</sup> Quarter of 2006 to the 3<sup>rd</sup> Quarter of 2007, foreclosure events in Maryland increased by 639 percent. The climb is expected to continue this year as many of the adjustable rate mortgages issued in recent years reset to higher interest rates. It is estimated that 33,000 Maryland homeowners are expected to face interest rate resets this year.

Governor O'Malley announced initiatives that include the "Bridge to HOPE" Loan Program, which provides small gap loans at zero percent interest to homeowners facing difficulty, giving them time to get back on their feet or find a solution. The statewide program is administered by the Maryland Department of Housing and Community Development's Community Development Administration (CDA).

Governor O'Malley also announced an emergency regulation that makes Maryland the second state in the country to require loan servicers to file detailed monthly disclosure reports about their loss mitigation and loan modification efforts. The reports outline the precise nature and extent of the actions being taken to assist homeowners who have defaulted on loans.

Governor O'Malley's legislative package and regulatory proposals included legislative and regulatory proposals and bills that:

Improve the regulation of mortgage industry professionals and reform lending practices by:

Banning pre-payment penalties for sub prime loans;

Assuring a borrower's ability to repay a loan and verify sources of income; and

Increasing the mortgage licensing requirements, including the surety bond requirement for mortgage lender licensees and institute a minimum net worth requirement.

Create a criminal mortgage fraud statute that covers all potential actors engaged in mortgage fraud.

Modify the Protection for Homeowners in Foreclosure Act (PHIFA), which was passed in 2005, by banning the conveyance of real property in the foreclosure rescue context.

Reform the foreclosure process by:

Requiring a lender to wait 90 days after default before filing the foreclosure action;

Sending a uniform Notice of Intent to Foreclose to the homeowner 45 days prior to filing an action; and

Requiring personal service to notify a homeowner of impending foreclosure and require that a sale may not occur for 45 days after service.

Reform lending practices in Maryland by:

Requiring a duty of good faith and fair dealing for mortgage industry professionals;

Requiring brokers and lenders to show a reasonable net tangible benefit for borrowers when refinancing;

Tracking rates of default and foreclosure of mortgage industry professionals; and

Strengthening the experience requirement to obtain a license The full Task Force reviewed, discussed and debated all of the recommendations. Staff then prepared an informal document and presented it to the community-at-large in order to solicit diverse feedback. A series of six work sessions were held at or near each of the County's Regional Service Centers. Each work session consisted of presentation, dialogue, and debate; providing opportunities for significant comment, review, and suggestions. An executive summary of the report prepared by the Affordable Housing Task Force is included in this report. This report includes recommendations and strategies to create and preserve affordable housing.

The County Executive initiated a program to aid those seeking to purchase housing but who lack the necessary funds for a down payment and closing costs.

In addition to the above the County also offers the following:

This Closing Cost Assistance Program encourages homeownership in all areas of the County by providing flexible below-market interest rate loans for closing costs for first-time homebuyers in the County. Homeownership counseling and education is provided for participants. The program is available to moderate to middle income persons. This effort is supplemented by a limited amount of funding from the American Dream Downpayment Initiative (ADDI). This HOME funded program provides up to \$10,000 for qualified first time homebuyers. All of DHCA's housing efforts are geared toward maintaining and creating affordable housing.

#### *Evaluating and Reducing Lead-Based Paint Hazards*

To encourage registration in the Lead Rental Registry, in early March 2004, Montgomery County's Department of Housing and Community Affairs' Division of Housing and Code Enforcement notified all pre-1950 Multi Family Dwelling owners in zip code 20912 (an area at-risk for lead paint exposure) that failure to register their properties with the Maryland's Department of the Environment (MDOE) by July 1, 2004 would result in denial of their annual Rental Facility License.

The County also funds a program to assist owners of pre-1950 rental housing to test for and mitigate lead paint risks with Housing Initiative monies. Owners of eligible rental properties of 100 units or fewer can receive a \$75 per unit rebate for XRF paint testing. If lead is found, owners can apply for low interest rehabilitation loans to make necessary repairs.

In addition to testing residences, children are tested for possible exposure to lead paint. Montgomery County Department of Health and Human Services (DHHS) recently implemented a requirement that all children who reside, or have previously resided, in both "at-risk" zip codes provide documentation from a health care provider that they have undergone blood lead level testing prior to entering a public pre-kindergarten, kindergarten program or first grade. DHHS then initiates various activities based on evidence of any elevated blood levels in these children.

Domestic water is increasingly being scrutinized as a potential source of lead exposure in Montgomery County. Washington Suburban Sanitary Commission (WSSC), the county's public water utility company, has periodically tested single family residences for the presence of lead in the drinking water. Results of these tests continue to be negative, although WSSC has recently expanded the frequency and size of the sampling as awareness of the potential problem has grown, suggesting the water main distribution system for the domestic water is not contaminated. WSSC only uses chlorine to pre-treat the water for bacteria. Water supplies in adjacent DC, which uses chloramines to pre-treat the water, have revealed much higher and more pervasive lead contamination in the water. Preliminary research suggests the more corrosive chloramines cuts through the layer of sediment that forms inside the water mains, exposing the water passing through to any lead components that may have been used during construction.

Unlike the county's residential water supply, recent tests at several of the public elementary schools in the "at risk" areas have disclosed unacceptable levels of lead at a number of the faucets. In response, students are prohibited from drinking water from any outlet other than specified fountains, which are flushed for 15 minutes every 4 hours while wider testing is being conducted. Remedial measures will be taken in response to the level of contamination such testing may reveal.

#### *Reducing the Number of Persons Living Below The Poverty Level*

This also falls into the category of interagency coordination. DHCA has worked with many agencies including the Department of Health and Human Services and the Housing Opportunities Commission to identify need and to allocate resources. The public service component of project list is evidence of the fact that a majority of our effort is to support and, where possible, create self-sufficiency. This is an effort that will not have a satisfactory conclusion until there are no families at or below the poverty level.

The "welfare to work" initiative has created the opportunity for more than 300 families to move toward self-sufficiency. They have benefited from CDBG sponsored activities that have allowed for employment to replace welfare.

#### *Overcome Gaps in Institutional Structures and Enhancing Service Coordination*

Quarterly leadership forums bring managers and key staff from all County departments together to identify opportunities for collaboration and define priorities. In addition, the County has implemented a new planning and appraisal process for senior management stressing results-oriented outcomes and pay-for-performance, with an emphasis on teamwork, cooperation, and collaboration to ensure that departments work together.

Interdepartmental teams have been formed. The key ideas embodied in this program are:

- Neighborhood based services customized to neighborhood needs
- Partnership with neighborhood leaders and organizations
- Intervention in at-risk neighborhoods
- Nurturing of involvement and leadership from the multi-cultural community, particularly the immigrant community.

### *Fostering Public Housing Improvements and Resident Initiatives*

Funding is provided for public housing units managed by local municipalities, HOC and the County. The goal is a standard of living that is equitable for all. This involves resident input to ensure that real concerns are addressed and not, what government has perceived as being a problem. Input is gathered through a variety of means. HOC's Resident Advisory Board conducts a survey of all public housing, 236 properties and some opportunity housing developments for the past 3-4 years, as well as employing HUD's new Customer Service and Satisfaction Survey. Focus is on maintenance, adequacy of supportive services and property management, and general HOC customer service. Public hearings, discussions with Resident Advisory Boards for public housing and Section 8 and regular meetings convened by HOC keep the lines of communication open. Numerous self-sufficiency and education programs, supported with public funds, result in greater effort by residents to speak out on those issues affecting their families with regard to their living conditions.

### *Priority Public Housing Needs*

The Housing Opportunities Commission maintains its Public Housing units to meet or exceed community and County standards. However, due to years of inadequate federal support of Public Housing, coupled with the age of the properties, the portfolio still has a great need. HOC projects that in the period of fiscal years 2010 through 2015, the agency's Public Housing stock has a capital need of about \$26.2 million beyond the annual Capital Fund program grants provided each year by HUD. HOC projects this grant to be about \$2.3 million in 2009.

For FY 2009, HOC projected that its elderly properties required \$2.45 million in capital improvements, its multifamily sites about \$1.01 million and its scattered site Public Housing portfolio requires approximately \$2.13 million.

### *Ensure Compliance with Program and Comprehensive Planning Requirements*

There has been increased collaboration between homeless providers and the affected County Departments in terms of continuum of care. The goal is more affordable housing which necessitates scrutiny of all aspects of housing production/retention in the County. In addition, supportive services such as substance abuse prevention/treatment efforts are provided through HUD's Drug Elimination grants for public housing. These issues are an integral part of the **Report and Recommendations Montgomery County's Affordable Housing Task Force** dated March 2008. This document, along with follow-up actions, is referenced in this CAPER and was submitted along with the latest Consolidated Plan dated May 15, 2009.

### *Leveraging Resources*

The County was able to leverage federal funds at a rate of 5:1 by using County, State and private funds. This rate represents a slight decline from recent years due to the increasing cost of all projects which has exceeded the increase in funds for projects. As noted in the HOME and ESG match reports included in this submission all matching requirements were met.

### **Public Participation/Citizen Comment**

A total of \$9,155,426 (including \$1,600,000 of program income) was available during the fiscal year for citizens countywide.

All public service projects list the number of persons served and a summary of all persons served is provided.

All public facility and improvement projects indicate progress made during the fiscal year.

No comments from citizens were received during the comment period.

### **Self-Evaluation of Accomplishments**

The County continues to use federal funds to serve low and moderate income County residents in excess of HUD guidelines (over 85% of funding for these groups). In general funds are being spent in a timely fashion; however, staff continues to work to improve the rate at which funds are drawn down. Grantees slow to draw down funds risk having those funds recaptured for reallocation to other activities. Delays are often the result of the complexity of the undertaking regarding design, engineering, legal and other professional services in the case of commercial revitalization or newly constructed housing or public facilities, for example, as well as the need to coordinate many sources of funds and receive consensus among many diverse stakeholders. In those instances where this is not the case the problems usually are the result of permitting delays, faulty project designs or failure of grantees to provide adequate delivery of services. The County has adopted accounting and financial systems that have reduced the time required to produce checks in payment for approved services and materials.

We are continuing to work with HUD in using the IDIS reporting system that provides online delivery of information regarding our performance.

The County closely monitors the assignment of resources to specific goals and objectives. Each of the project listings note the specific objective and performance measurement that is being satisfied in carrying out the project. The Community Development Citizen's Advisory Committee that approves the project funding offers a public perspective to the efforts being made to meet needs. Over 85 % of the funding was used to serve low/moderate persons.

During the period covered for this report there were no changes in program objectives and all available resources noted in the Consolidated Plan were utilized. In addition the County provided Certifications of Consistency for numerous nonprofits and housing agencies seeking funding from Federal sources.

The County did not hinder plan implementation by any action or willful inaction.

**ACCOMPLISHMENT DATA FROM IDIS REPORTS (COMPLETE REPORTS IN INDEX OF THIS DOCUMENT)**

	<u>Persons</u>	
	<u>Total</u>	<u>Hispanic</u>
White	7,222	5,040
Black/African American	4,902	143
Asian	6,249	11
American Indian/Alaska Native	41	0
Native Hawaiian/Other Pacific Islander	38	0
American Indian/Alaskan Native & White	8	0
Asian & White	20	0
Black/African American & White	0	0
Am. Indian/Alaskan Native & Black/ African Am.	107	0
Other Multi-Racial	2,894	601
Total	21,481	5,795

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Percentage of Low-Moderate Benefit	86.75%
Percentage of Funds for Public Service Activities	14.34%
Percentage of Funds for Planning/Administration	15.25%

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Detailed descriptions of all projects funded with CDBG, HOME and ESG funds are included in the body of this report

**Monitoring Standards and Procedures**

Montgomery County receives annual allocations from the Federal CDBG, HOME and ESG Programs. Monitoring standards and procedures for each program are described here.

CDBG and ESG activities are monitored according to program requirements. Subrecipients and contractors are required to submit periodic progress and financial reports and submit quarterly benefit data reports. DHCA staff maintains regular telephone contact with subrecipients and contractors. Occasionally, staff will monitor projects as a joint effort with staff from other County Departments.

Staff provides technical assistance at the time contracts are drafted to ensure that all contractors are familiar with and understand program requirements. Topics discussed include



income/beneficiary documentation, reporting, files and records management, invoicing for payment and timely expenditure of funds. In addition, staff members attend events sponsored by the subrecipients/contractors related to programs that receive funding.

HOME: Montgomery County is responsible for ensuring that all HOME program funds are used in accordance with the program requirements. The County executes written agreements and performs monitoring of its and contractors. The County will monitor all activities assisted with HOME funds to assess compliance with ongoing program requirements.

The County has updated its internal tracking system for HOME projects to follow the timing of required cyclical inspections automatically generating requests for information, receipt of audits and benefit data reports.

The County is also subject to review by outside auditors. The current contract calls for programmatic and financial audits to be conducted annually.

### **MONITORING RESULTS**

During the current year County staff monitored 40 grantees. These monitorings usually take place in the field at the offices of the grantee, although in some instances, they are conducted at DHCA. These sessions average one hour in length and include review of files as well as current procedures/standards as required by HUD. Time is taken for any questions from the grantee as well as for technical assistance as necessary. A monitoring form is completed for each visit and is included in each case file. A blank copy of the form is included in the Appendix of this report.

## **Program Narratives**

### **CDBG Program**

#### **Assessment of Goals and Objectives**

For Federal Fiscal Year 08 the County used CDBG funds for core services and increased commitment to education, public services and public health and safety. There also continued to be a sustained commitment to affordable housing. Locally, the County is allocating more than \$50 million to the Housing Initiative Fund, a substantial increase from prior years. Also, services are being enhanced to support the County's increasingly diverse population, including targeted health programs for the Asian and Latino communities and expanded interpreter and translation services throughout County government.

Clearly, however, needs in the aggregate far outweigh available revenues. The County continues to strive to do the best it can with the limited resources available.

The County was able to exceed its goal for households being served. The goal was 1,000 households. IDIS C04PR23 Summary of Accomplishments notes that 867 households were served. Numbers on the number of persons served were listed under the Evaluation section above. The detail of this report (included in the Appendix along with the other IDIS reports referenced) indicates that a widely diverse population was served.

The Financial Summary Report (C04PR26) that 86.75% of persons served were of low/moderate income.

There were no changes in program objectives during the fiscal year. At this point there are no specific changes planned but avenues for more efficiency are being explored through groups like the Affordable Housing Task Force which was established by the County Executive.

Maps showing population numbers, low and moderate income areas and the location of projects are provided on the preceding pages.

#### **Neighborhood Revitalization Strategy (NRSA)**

As noted in IDIS – C04PR84 the County did not have an identified NRSA.

#### **Section 108 Loan Guarantee**

The County did not participate in the Section 108 Loan Guarantee Program.

**HOME Program****Assessment of Goals and Objectives**

The highest priority for the use of HOME funds is the creation/preservation of affordable housing. To this end all funds were used for this purpose.

IDIS C04PR85 notes that 35 units were created/preserved. Another 175 units are in the pipeline. In addition another 746 units were created using a combination of federal and local funds. Of these units 664 or 89% were occupied by persons at or below 80% of the area median income.

**Match Report**

The completed report is included in the Appendix to this document.

**MBE and WBE Report/Annual Performance Report**

HUD's Contract and Subcontract Activity reports detailing minority and women owned enterprises and the Annual Performance Report are included in the Appendix to this document.

**HOPWA**

All HOPWA activity is carried out by the HUD designee – the City of Gaithersburg. The following information was prepared by the City.

## **Housing Opportunities for Persons with AIDS (HOPWA) CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT**

**Grantee Name:** City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, MD 20877

**Contact Information:** Louise M. Kauffmann  
Director of Housing and Community Development  
(301) 258-6310  
(301) 948-6149 (fax)  
[lkauffmann@gaithersburgmd.gov](mailto:lkauffmann@gaithersburgmd.gov)

**Period Covered:** July 1, 2008 – June 30, 2009

Effective April 2008, the State of Maryland assumed grantee responsibilities for the HOPWA program in Montgomery County. From July 2003 - March 2008, the City of Gaithersburg - as the most populous municipality in the Bethesda-Frederick-Gaithersburg Metropolitan Division - was the grantee. Although the City of Frederick became the official grantee in 2007, a statutory change in the legislation allowed the State to assume all grantee responsibilities on behalf of the entitlement jurisdiction. As such, the Maryland Department of Housing and Community Development is responsible for preparing the Consolidated Annual Performance and Evaluation Report (CAPER), which will also include reporting on the HOPWA program for the year ending June 30, 2009.

In Montgomery County, the Department of Health and Human Services (HHS) acts as a sub-recipient of HOPWA funds, providing tenant based rental assistance (TBRA) to 73 County residents who are housed in 39 subsidized units [as of 06/30/2009]. In addition to TBRA, HHS provides health care, case management and other supportive services to eligible households.

**ESG****Assessment of Goals and Objectives**

As noted under the project listings all ESG funds were used for activities that addressed needs of homeless persons and homeless prevention goals. To this end all funds were used for this purpose.

The County was unable to exceed its goal for households being served. The goal was 695. As noted in this report 580 persons were served. The discrepancy is based on the uncertainty of the actual numbers for homeless persons.

**Matching Resources**

The County has committed in excess of \$1 million of its funds (match requirement of \$226,875 on a one-to-one basis) to address the problem of homelessness. The Department of Health and Human Services provides core services that protect the community's health, protect the health and safety of at-risk children and vulnerable adults, and address basic human needs including food, shelter, clothing and personal care.

**Activity and Beneficiary Data**

IDIS reports 12, 19, 20 are included for the purpose of detailing the persons served under this program. We have experienced problems with the proper recording of ESG data in IDIS particularly with report 81. This has been reported and contact made with HUD staff in order to resolve this problem. This resulted in reporting data collected by the County but not necessarily reflected in the IDIS system.

**Shelter and Services for the Homeless**

For the homeless or those threatened with homelessness, housing choices are not only limited by affordability considerations but also by the need for supportive services. Preventing homelessness through early intervention, coordinated case management, and financial assistance were identified as priorities along with more long-term transitional and permanent housing and supportive services needed to help those already homeless. The need for year-round shelter and safe havens for those single homeless persons who are unwilling or are unable to assume the responsibilities inherent in participation in the County's system of social services continue to be priorities as well. In 2007, 42% of the families in the shelter system population were identified as suffering from chronic mental illness, substance abuse, co-occurring disabilities, and chronic health problems: 15% of the families reported domestic abuse. 79% of the single adult shelter population was identified as suffering from chronic mental illness, substance abuse or co-occurring disabilities. A locally funded Health Care of the Homeless initiative was designed and begun implementation to better address the delivery of primary health care to homeless individuals residing in emergency shelters and living on the streets. Remaining issues in the health care arena includes recuperative care and dental care. Public services that support families, especially those benefiting children and youth and those addressing needs of the

ethnically and linguistically diverse immigrants to the county, are identified as priorities, as are services for the elderly.

In the 2007 budget, a new program initiative called the Supportive Housing Rental Assistance was added to serve up to 75 persons with incomes below 30% of the area median income. The program provides deep housing subsidies similar to the Federal Housing Choice Voucher Program. The program recipients will pay 33% of their income towards housing expenses. Many of the program participants are formerly homeless persons and families with permanent disabilities. Monthly case coordination will be provided to all program participants.

### **Homeless Discharge Coordination**

Montgomery County has multiple systems of care that are coordinated in a manner to minimize the extent to which individuals leaving institutions are discharged into homelessness. This is primarily true with respect to those individuals who were housed prior to entering the institution, and to a lesser extent for those who were homeless at the time of entering an institution.

The interaction between the Homeless Services System, the Behavioral Health System, and the Criminal Justice System are coordinated through several mechanisms. On a policy level, the Criminal Justice Behavioral Health Steering Committee addresses these issues through programs implemented to target the issues of mentally ill individuals who are interacting with the criminal justice system. Systemic interventions are made to assure that these individuals are properly assessed and receive the most appropriate level of resource necessary. As the programs have become more of a system, it has decreased the frequency that individual's fall through the cracks into the homeless system.

Specific accomplishments of the Criminal Justice Behavioral Health Steering Committee to date are:

- Establishing a data committee that did a study of “frequent flyers,” offenders with behavioral health issues that are frequent users of multiple systems. Examining the data from multiple systems, including the mental health, criminal justice and HMIS, the committee documented two different groups of high users. The information on the high users will now be used to target diversion, assessment, treatment and after-care re-entry planning to hopefully reduce the re-incarceration of this population.
- Participation in the creation of a Drug/Behavioral Health Court on a steering committee being convened by Judge Rupp of the MC Circuit Court. Judge Rupp agreed to join the CJBHI and to secure funding for training to help with implementation.
- Providing full day of training to all stakeholders by Joan Gillece from the MD Department of Mental Health and Mental Hygiene Administration on Trauma; David Wertheimer from Seattle and Michael Allen from the Bazelon Center on Housing Issues.

The Behavioral Health System in Montgomery County is in the process of being reorganized to ensure greater connectedness. The Director of Health and Human Services began

a reorganization of the department with the goal of providing better services to customers. One product of that reorganization was the formation of a Department of Behavioral and Crisis Services, which combines services for people with mental health, addiction, homelessness and domestic violence under one service area. One intended consequence of expanding this service area was to ensure that clients were not falling through the cracks, getting shifted from one system of care to another without adequate discharge planning and coordination.

The Director of Behavioral Health and Crisis Services charged a Co-occurring Disorders Steering Committee (CDSC), to develop a MC Charter or Consensus Document to achieve the goal of developing a continuous, comprehensive integrated system of care for individuals with co-occurring psychiatric and substance abuse disorders. Many of the chronically homeless have co-occurring disorders. The purpose of this Charter is to ensure that those with co-occurring disorders are better served by public mental health and addiction services, and that they are able to achieve and sustain good outcomes.

Coordination and increased communication of stakeholders has resulted from regular meetings of the Co-occurring Disorders Steering Committee (CDSC). Community wide training in the CCISC Model has been implemented through a Train the Trainers model for representatives from various organizations so that they can take the CCISC model back to their sites and train others.

An on-going policy discussion between the five general hospitals, the state hospital, and the Core Services Agency which is responsible for system planning and management has been resulted in increased standardization in after care planning. New strategies include a MOU with a nursing home for homeless clients being released from hospitals who need additional care. They can access up to 30 days in nursing homes with cost being born by hospital. Consistently, all efforts are now made to connect individuals with the most stable housing arrangement possible following discharge.

### *Other Attachments and Narratives*

#### Relocation

The County did not carry out any activities that necessitated relocation or relocation assistance.

#### Economic Development

The County did not carry out any activities that involved job creation.

#### Limited Clientele

The County did not carry out any activities that served Limited Clientele not falling into one of the categories of presumed limited clientele low mod benefit.

#### Program Income

All program income was applied to housing rehabilitation activities.

There were no float funded activities.

Loan repayments were received from single and multi-family accounts and group home accounts.

Income was received from the sale of property from the City of Gaithersburg and returned to the city for use on an eligible community project.

No expenditures were made that have disallowed.

Receivables are reported in accounting records.

The County did not participate in a Lump Sum Agreement.

#### Rental Housing

Vacancy Rates - (source – Rental Facility Report 2009 DHCA)

A vacant unit is defined as a unit offered for rent, but not leased as of April 1, 2009.

The Department of Housing and Community Affairs, Licensing and Registration Unit, annually conducts a survey of all multifamily rental facilities in Montgomery County with twelve or more rental units. The survey requests information about the number of vacant units on the first of April each year and turnover rental rates, which are rents offered to prospective tenants for vacant units.



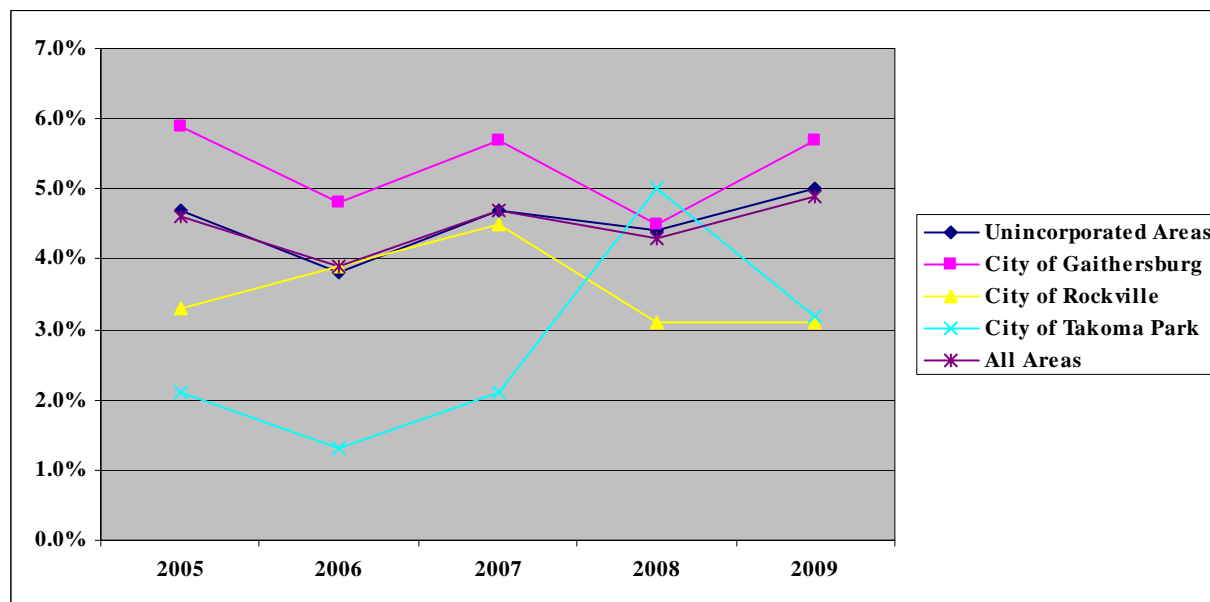
### Highlights – Market and Subsidized Units

- The Countywide vacancy rate for all surveyed units was 4.9 percent in 2009, an increase of 0.6 percentage points from the 4.3 percent vacancy rate in 2008.
- Vacancy rates in two of the incorporated municipalities increased in 2009. The City of Gaithersburg experienced a 1.2 percentage point increase with the vacancy rate in 2009 rising to 5.7 percent. The City of Rockville, also, had a small increase in its vacancy rate, moving from 3.1 percent in 2008 to 3.2 percent in 2009. The City of Takoma Park saw a 1.8 percentage point decline with the vacancy rate falling to 3.2 percent.
- Vacancy rates by bedroom size ranged from a low of 2.1 percent for 4 bedroom plus units to a high of 5.4 percent for one bedroom units. Efficiency units had a vacancy rate of 4.3 percent; two bedroom units had a vacancy rate of 4.6 percent. The vacancy rate for three bedroom units was 4.1 percent.
- The Rockville market area had the tightest market of the major market areas, with a vacancy rate of 3.8 percent, 1.1 percentage points below the countywide average. The highest vacancy rate of the major market areas was found in Germantown-Gaithersburg at 5.8 percent, 0.9 percentage points above the countywide average.
- Vacancy rates by structure type ranged from a low of 4.1 percent for townhouse/piggybank units to a high of 5.1 percent for high-rise buildings.

### Highlights – Market Rate Units

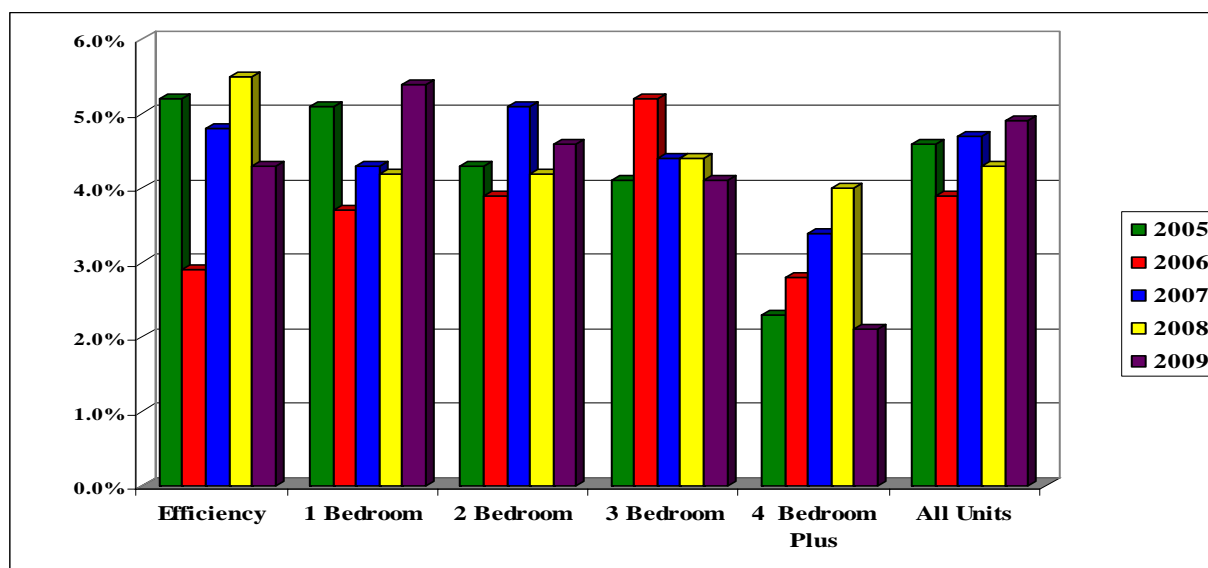
- The countywide vacancy rate for market rate units was 5.2 percent in 2009, an increase of 0.7 percentage points from the 4.5 percent vacancy rate in 2008.
- Silver Spring-Takoma Park was the tightest major market area with a vacancy rate of 4.0 percent. Germantown-Gaithersburg had the softest market of the major market areas with a vacancy rate of 6.4 percent.
- High-rise buildings had the highest vacancy rate at 5.6 percent. Mid-rise apartment units had the lowest vacancy rate at 4.1 percent.
- Vacancy rates by turnover rent range went from a low of 3.5 percent, in units with rents between \$1,200 - \$1,299, to a high of 7.9 percent in units with rents over \$2,000.

### Vacancy Rates by Jurisdiction 2005-2009



	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
Unincorporated Areas	4.7%	3.9%	4.7%	4.4%	5.0%
City of Gaithersburg	5.9%	4.8%	5.7%	4.5%	5.7%
City of Rockville	3.3%	3.9%	4.5%	3.1%	3.1%
City of Takoma Park	2.1%	1.3%	2.1%	5.0%	3.2%
<b>All Areas</b>	<b>4.6%</b>	<b>3.9%</b>	<b>4.7%</b>	<b>4.3%</b>	<b>4.9%</b>

### Vacancy Rates By Unit Size 2005-2009



	2005	2006	2007	2008	2009
Efficiency	5.2%	2.9%	4.8%	5.5%	4.3%
1 Bedroom	5.1%	3.7%	4.3%	4.2%	5.4%
2 Bedroom	4.3%	3.9%	5.1%	4.2%	4.6%
3 Bedroom	4.1%	5.2%	4.4%	4.4%	4.1%
4 Bedroom Plus	2.3%	2.8%	3.4%	4.0%	2.1%
All Units	4.6%	3.9%	4.7%	4.3%	4.9%

### Turnover Rates

The "Turnover Rate" represents the percentage of rental units that changed tenants from April 1, 2008 through March 31, 2009. Not all of the facilities responding to the survey provided turnover rate information. Therefore, the total number of units reported in the following charts is less than the total number of units reported by all of the facilities responding to the survey.

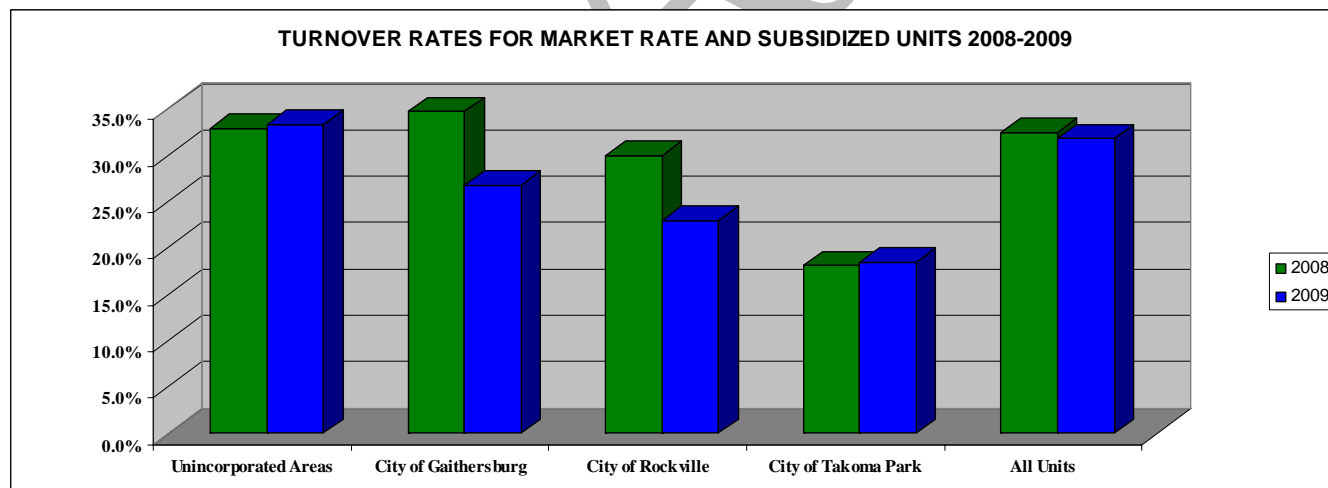
The 2009 countywide turnover rate was 31.8 percent, 0.6 percentage points lower than the 2008 turnover rate of 32.4 percent. The City of Takoma Park had the lowest turnover rate of the jurisdictions and major market areas at 18.4 percent, well below the countywide average. The Bethesda-Chevy Chase market area had lowest average turnover rate of the major market areas at 25.5 percent. The highest turnover rate for the major market areas was found in the Germantown-Gaithersburg market area, with a 40.2 percent turnover rate. Of all the structure

types, the garden apartments had the highest turnover rates at 33.2 percent and the townhouse/piggyback units had the lowest turnover rates at 17.6 percent.

### Turnover Rates Market Rate and Subsidized

#### By Jurisdiction 2008-2009

	<u>Units Reported</u>	<u>Units Turned Over</u>	<u>Turnover Rate 2009</u>	<u>Turnover Rate 2008</u>
<i>Unincorporated Areas</i>	50,513	16,840	33.3%	2.9%
City of Gaithersburg	5,718	1,535	26.9%	34.7%
City of Rockville	4,009	923	23.0%	30.0%
City of Takoma Park	1,291	238	18.4%	18.1%
<b>All Units</b>	<b>61,531</b>	<b>19,536</b>	<b>31.8%</b>	<b>32.4%</b>



### Turnover Rates for Market Rate and Subsidized Units

#### By Unit Size 2009

	<u>Units Reported</u>	<u>Units Turned Over</u>	<u>Turnover Rate</u>
Efficiency	2,659	1,048	39.4%
1 Bedroom	23,640	7,636	32.3%
2 Bedroom	29,890	9,328	31.2%

3 Bedroom	5,222	1,480	28.3%
4 Bedroom Plus	120	44	36.7%
All Units	<b>61,531</b>	<b>19,536</b>	<b>31.8%</b>

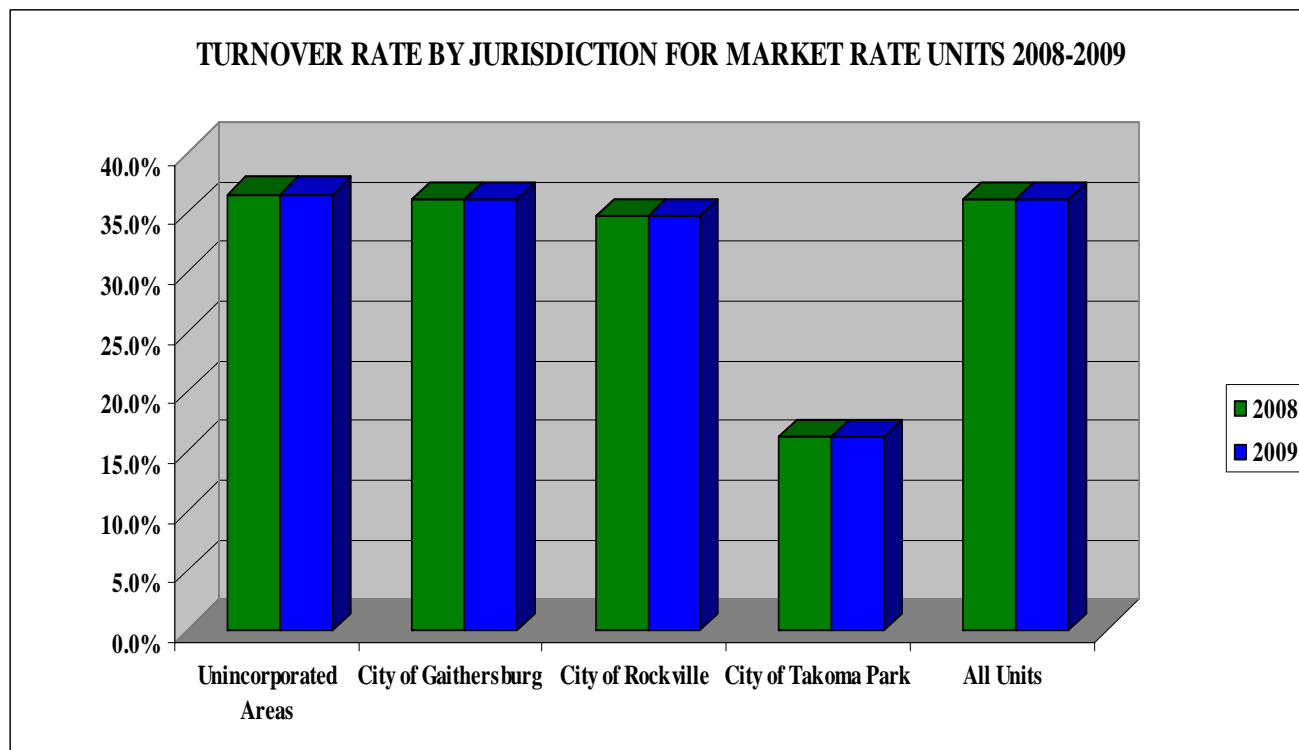
### **By Market Area 2009**

	<b><u>Units Reported</u></b>	<b><u>Units Turned Over</u></b>	<b><u>Turnover Rate</u></b>
Bethesda-Chevy Chase	6,203	1,581	25.5%
Colesville-White Oak	8,660	3,162	36.5%
Darnestown-Potomac	45	10	22.2%
Germantown-Gaithersburg	14,223	5,716	40.2%
Olney	132	57	43.2%
Rockville	9,252	2,749	29.7%
Silver Spring-Takoma Park	14,870	4,161	28.0%
Upper Montgomery County	101	35	34.7%
Wheaton	8,045	2,065	25.7%
All Units	<b>61,531</b>	<b>19,536</b>	<b>31.8%</b>

### **Turnover Rates Market Rate**

### **By Jurisdiction 2008-2009**

	<b><u>Units Reported</u></b>	<b><u>Units Turned Over</u></b>	<b><u>Turnover Rate 2009</u></b>	<b><u>Turnover Rate 2008</u></b>
Unincorporated Areas	42,189	15,781	37.4%	36.5%
City of Gaithersburg	5,279	1,519	28.8%	36.0%
City of Rockville	2,912	835	28.7%	34.6%
City of Takoma Park	976	166	17.0%	16.1%
All Units	<b>51,356</b>	<b>18,301</b>	<b>35.6%</b>	<b>36.0%</b>



**Turnover Rates  
Market Rate**

**By Unit Size 2009**

	<u>Units Reported</u>	<u>Units Turned Over</u>	<u>Turnover Rate</u>
Efficiency	2,511	1,010	40.2%
1 Bedroom	19,487	7,142	36.7%
2 Bedroom	24,946	8,707	34.9%
3 Bedroom	4,297	1,398	32.5%
4 Plus Bedroom	115	44	38.3%
All Units	<b>51,356</b>	<b>18,301</b>	<b>35.6%</b>

**By Market Area 2009**

	<u>Units Reported</u>	<u>Units Turned Over</u>	<u>Turnover Rate</u>
Bethesda-Chevy Chase	4,986	1,502	30.1%

Colesville-White Oak	8,210	3,098	37.7%
Darnestown-Potomac	45	10	22.2%
Germantown-Gaithersburg	12,558	5,429	43.2%
Olney	132	57	43.2%
Rockville	6,657	2,490	37.4%
Silver Spring-Takoma Park	12,825	3,886	30.3%
Upper Montgomery County	77	29	37.7%
Wheaton	5,866	1,800	30.7%
All Units	<b>51,356</b>	<b>18,301</b>	<b>35.6%</b>

### Turnover Rents

A “Turnover Rent” is defined as the rental rate offered to a prospective tenant for a vacant unit as of April 1, 2009. Turnover rents are often referred to as “street rents” and do not necessarily reflect rents paid by current tenants. These rents do not include any rent concessions being offered. All turnover rent information is based upon market rate units only.

The countywide average turnover rent for market rate units was \$1,369 in 2009, an increase of 3.0 percent from 2008. Increases in turnover rents were found in most categories tracked by the survey.

### Highlights – Market Rate Survey Units

- Units within the City of Takoma Park reported the lowest rents, averaging \$898. These rents are \$471 below the countywide average. The highest rents were reported in the City of Rockville, averaging \$1,484.
- All bedroom sizes experienced rent increases in the past year. One bedroom units had the lowest increase at 2.2 percent; four bedroom or more units had the highest increase at 5.4 percent.
- Garden apartments had the lowest average rent at \$1,240, \$129 below the countywide average. Townhouse/piggyback buildings had the highest average rent at \$1,663.
- The highest rents among the major market areas were reported in Bethesda-Chevy Chase, averaging \$1,863. The lowest rents reported in a major market area were in the Germantown-Gaithersburg market area, averaging \$1,179, \$190 below the countywide average of \$1,369.
- The Bethesda-Chevy Chase market areas had the highest average increase of the major market areas at 6.4 percent. The Olney and Germantown-Gaithersburg market areas reported the declines of 1.0 percent and 1.3 percent respectively in the average turnover rents.

- The average rent for units with all utilities included was \$1,455, while the average rent for units with no utilities included was lower at \$1,334.
- Rents for units that include only water or only water and one or more, but not all, utilities, varied from a low of \$1,251 for units with some utilities included to a high of \$1,327 for units with only water included.

### **TABLES/REPORTS**

The following tables and reports are provided to document the activities undertaken by the County during the reporting period (federal fiscal year 2008):

#### Tables

#### Reports

Summary of Accomplishments (C04PR23)  
 Summary of Consolidated Plan Projects for Report Year 2006 (C04PR06)  
 Financial Summary Report (C04PR26)  
 Summary of Activities (C04PR03)  
 CDBG Performance Measures Report (C04PR83)  
 CDBG Strategy Area, CDFL and Local Target Area (C04PR84)  
 HOME Housing Performance Report (Grantee/PJ) (C04PR85)  
 ESG Performance Measures report (C04PR81)



## **APPENDIX**

## Narratives and Performance Measurement Objective

### *Affordable Housing Without Supportive Services*

Overall, a significantly high number of Montgomery County residents are burdened by disproportionately high housing costs. There continues to be a priority need for all types of affordable and accessible housing.

Affordability is defined as a rent level equal to or less than 30 percent of household income or a housing purchase price no more than 2.5 times household income.

Nearly one-third of all Montgomery County households reside in garden apartments. Only single-family homes account for more households. Garden apartments are primarily rental units, and are most affordable among the various types of housing in the county. Garden apartments also have the most diverse population. The African-American population accounts for over one quarter of garden apartment residents. This is twice the proportion for the county as a whole. Hispanics also represent a higher percentage of residents of garden apartments than their numbers for the entire county's population.

Only ten percent of the Montgomery County household population lives in high-rises. However, this population, as opposed to residents of garden apartments, is twice as likely to be over the age of 65, and four times as likely to be older than 75. Residents of high-rises are overwhelmingly white, and over 50 percent of these residents have a bachelor's degree or higher. One person households comprise over half of the households residing in high-rises. Almost six out of ten are non-family households. Their median income is 68 percent of the median county income and 29 percent earn under \$30,000 per year. Nearly seven out of ten of high-rise households are renters, and almost half pay in excess of one quarter of their income for housing.

High-rise renter households face a greater threat of shelter poverty than any other group of residents in the county. While garden apartment households also pay a substantial portion of their income for housing, high-rise households are 20 percent more likely to face this situation.

### *Affordable Housing With Supportive Services*

In addition to the need for affordable housing for low-income County residents not in need of supportive services, there is the added need for housing that is affordable and accessible that meets the supportive services needs of persons with physical or developmental disabilities, those who are elderly, those who are victims of abuse, and those with chronic mental illness or addictions. Funding to nonprofit organizations to purchase properties for use as group homes is one way to assist in meeting this need, but additional strategies need to be pursued to address this priority need. The **Report and Recommendations of the Affordable Housing Task Force** (March 2008) referenced earlier in this document calls for prioritizing the needs with the "neediest" being those who are homeless and those with special needs. Actions taken as a result of this report have been included in this document.

### **Non-Housing Community Development**

Montgomery County also places a high priority on cultivating a positive business climate through incentives to businesses which will result in job creation and retention, including support through economic and commercial revitalization activities. Capital projects including acquisition, renovation, and construction of public facilities and infrastructure improvements are components of this overall effort. Public services that support expansion of economic opportunities for persons of low and moderate-income and those with special needs, including employment, employment training, and other supportive services are a high priority as well. The County's Department of Economic Development has been successful in attracting/retaining business in a very competitive environment.

### **Assessment of Five Year Goals and Objectives**

The County's Capital Improvement and Public Services programs identify specific activities that will be undertaken to meet priority needs. These activities relate to goals, strategies and outcomes and reflect the vision and guiding principles of the county.

Some of the activities identified in the Capital Improvement and Public Services programs are activities that will be undertaken with federal funds provided upon approval of this Consolidated Plan by the United States Department of Housing and Urban Development. The Consolidated Plan identifies and elaborates on the following strategies:

The Consolidated Plan discusses broad strategies for meeting the gaps identified between existing resources and identified needs. The Plan identifies and elaborates on the following strategies:

Target resources to achieve the broadest and most effective solutions to the problems of our most vulnerable residents, including the homeless and other populations with special needs;

Increase efficiency in service delivery for housing and community development-related programs;

Eliminate housing discrimination and barriers (legislative and other) to the provision of affordable, accessible housing;

Encourage self-sufficiency and long-term resolution of problems by focusing limited resources to address community concerns comprehensively at the neighborhood level;

Employ both public and private resources to preserve and create a variety of affordable housing options to meet the needs of the county's low and moderate income and special needs populations. Work to encourage accessibility in standard design;

Set realistic goals based on available resources and current economic and social conditions; and,

Continue economic development efforts to meet state initiatives and the current needs of businesses in the county.

The Annual Action Plan for the Fiscal Year July 1, 2008 through June 30, 2009 included herein notes the activities that were funded with CDBG, HOME and ESG dollars and provides specific information about each.

### **Annual Affordable Housing Production Goals**

#### *Need for Affordable Housing*

Montgomery County meets its affordable housing needs through a number of programs. The County and the Housing Opportunities Commission are using federal, state, and local programs and funding for the provision of affordable housing. In order to address the production needs identified in the Housing Policy, the County is establishing annual goals for affordable housing production.

Each year 3,750 new households are likely to be formed in the county. At-place employment increases also add to the demand for housing in the county. The annual 4,000-unit forecast for housing production appears to meet most of the demand that may be expected for new market rate housing in the county.

The current income distribution of households in the county shows that about 25 percent of county households earn less than \$40,000. At 30 percent of income for housing costs, \$40,000 can support a rent plus utility payment of \$1,000 per month. Because rents are rapidly escalating in the county, we foresee near- and long-term shortfalls of affordable housing units.

To continue to serve households earning \$40,000 or less, we believe that an affordable housing production goal of 1,000 units per year is necessary. The following chart lists the County's affordable housing production programs and establishes an annual production goal for each program based on market conditions, program history, forecast needs, and industry and provider capacity. These program goals have been reviewed by focus groups, housing providers, the industry, housing advocates, and public agencies. The annual goals are a multi-year average, and may vary annually due to changes in the level of funding available to these programs.

**Affordable Housing Program: Proposed Annual Production Goals**

*(Averages for the last two fiscal years, FY99 and FY00, are shown in parentheses.)*

<b>Programs</b>	<b>Owner Units</b>	<b>Rental Units</b>	<b>Total Cost (County \$)</b>
<b>Moderately Priced Dwelling Units</b>	200 (149)	100 (83)	\$0 (\$0)
<b>Section 8 Certificates/ Housing Vouchers</b>		200 (190)	\$0 (\$0)
<b>Group Home/Transitional/ Special Needs Housing Production</b>		100 (29)	\$500,000 – \$1,000,000 (\$145,000)
<b>Home Ownership</b>	30* (11*)		\$600,000 (\$296,000)
<b>Nonprofit Multifamily Rehabilitation</b>		150* (55*)	\$1,500,000 – \$2,250,000 (\$543,000)
<b>New Construction</b>		200 (0)	\$800,000 – \$2,000,000 (\$0)
<b>Preservation of Federally Assisted Housing</b>		200* (121*)	\$1,600,000 – \$2,400,000 (\$780,000)
<b>HOC and Nonprofit MPDU Acquisition</b>		60 (29)	\$1,800,000 (\$870,000)
<b>Multifamily Rehabilitation Loans</b>		150* (5*)	\$750,000 – \$1,500,000 (\$108,000)
<b>Construction of Elderly Housing and Assisted Living Units</b>		250 (18)	\$3,750,000 – \$5,750,000 (\$683,000)
<b>Accessory Apartments</b>		50 (15)	\$0 (\$0)
<b>Preservation of Threatened Multifamily Housing</b>		950* (950*)	\$0 (\$0)
<b>Acquisition of Threatened Multifamily Housing</b>		150* (24*)	\$0 – \$1,500,000 (\$516,000)

<b>HOC Public Housing Rehabilitation</b>		100* (40*)	\$700,000 – 1,500,000 (\$290,000)
<b>Total Units:</b>	<b>Total Cost to County:</b>		
<b>New: 1,160 (513)</b>	<b>\$12 – \$20,300,000</b>		
<b>Preserved: 1,730 (1,206)</b>	<b>(\$4,231,000)</b>		
<b>Total: 2,890 (1,719)</b>			

\* Units preserved, not added to the housing stock.

\*\* Loan.

### Evaluation of Performance

#### **Housing**

The cost of housing in Montgomery County has increased dramatically over the last 5 years and the affordability gap has widened as wage increases have not kept pace with escalating housing costs. From the 4<sup>th</sup> quarter of 2004 to the first quarter of 2006, the median single family home price in Montgomery County rose from \$405,435 to \$494,404, an increase of 22%. The median price for a newly-built detached single-family home in the 1<sup>st</sup> Quarter of 2006 was \$731,190 while the average rent for a two bedroom unit was \$1,267. From July 1, 2007 through June 30, 2008, \$3,650,130 or approximately one-half of the CDBG monies disbursed by the County were used to preserve and expand affordable housing.

#### Single Family Rehabilitation

CDBG funds rehabilitation efforts for low-income home owners through the County's Single Family Home Improvement Loan Program, the City of Takoma Park's Single Family Property Improvement Program, and the City of Rockville's Home Improvement Program. In a period of rising fuel cost and property taxes, these funds are critical in eliminating serious code violations and upgrading properties for households of limited financial means. Eligible repairs include window and roof replacement, electrical upgrades, weatherization, furnace replacements and accessibility adaptations such as wheelchair ramps, among other things. Staff conducts technical evaluations and inspections of properties, generates scopes of work, and assists the owners throughout the bidding and construction phases of projects. In both programs funds are loaned at a low interest rate based on a family's income and ability to make repayments. The City of Rockville offers deferred payment loans for households with low annual incomes. In the past year, the programs invested \$1,713,630 to renovate over 40 single family homes owned by low- or moderate-income households.

### **Group Home Rehabilitation**

CDBG funds are also used to provide and improve safe and supportive group homes for persons with disabilities, victims of domestic violence and other vulnerable County residents. In the past fiscal year, \$564,510.98 CDBG dollars have been used to renovate homes. Non-profit organizations that provides opportunities and support for individuals with developmental disabilities received funding to make comprehensive repairs to group homes. Work on the homes included electrical work, new gutters, roof and hot water heater replacements, and accessibility modifications. These improvements supported the goal of providing “a place for relaxation and growth, where people can follow their own routines and learn skills and responsibility in a natural environment.”

Montgomery County Coalition for the Homeless, representing a broad-based group of agencies and residents focused on ending homelessness, also received CDBG funding to make needed repairs to homes used as transitional housing to provide a safe haven for homeless women with serious mental illness who are at-risk of victimization, harm or abuse without supportive housing. CDBG funds were used to replace roofs, upgrade major systems, replace and repair windows and siding to improve energy efficiency and reduce on-going operating costs and to make necessary accessibility modifications, including the installation of a ramp.

### **The Housing Initiative Fund (HIF)**

A locally funded housing trust fund that receives revenue from a variety of sources including loan repayments and a dedicated payment of 2.5 percent of the County's Property Tax revenue. Since its inception in 1988, the HIF has been administered by the County's Department of Housing and Community Affairs (DHCA). In the current Fiscal Year over \$50 million in funding is being made available. A list of projects that received funding is listed in the HIF report follows this page.

The County has exceeded its goal of 1,000 affordable units as per its most recent Housing Policy. As noted above efforts have been made to address worst case needs and the needs of persons with disabilities.

IDIS data provides detailed information on the numbers of households that were assisted during the current fiscal year.

### **Actions Taken to Address the Needs of the Homeless**

In order to deal with the problem of homelessness, the County has set up objectives and a work program to facilitate a “tiered” continuum of care approach that addresses gaps in service and assists the homeless in achieving the greatest degree of self-sufficiency possible within the limitations presented. A “continuum of care” is a phrase used to describe a strategy which calls for the coordination of shelter and services as a way of resolving the problems which cause families and individuals to become homeless. It addresses both the housing and other personal

rehabilitative needs of homeless individuals and families. On page 32 of this report is a summary of current efforts ongoing in the County.

These programs operate under the auspices of several dozen nonprofit and government agencies. The Continuum of Care report provided in the latest Con Plan lists the total of emergency shelter beds, transitional housing beds, and permanent supportive housing beds serving families and individuals.

There are many diverse sources of funding supporting Montgomery County's homeless service continuum. In addition, to the support received from HUD, more than millions in other federal, state, and local government funds are allocated to support Montgomery County's continuum of care each year. In addition a network of volunteers contributed in excess of \$2 million in services and in-kind donations.

Members of the Montgomery County Coalition for the Homeless in collaboration with the Homeless Policy Development Committee implemented a multi-pronged approach to refine the County's continuum of care strategy. It included designing data collection instruments and strategies after review and modification of previous efforts, distributing surveys to consumers, provider agencies and other primary stakeholders to facilitate needs assessments, updating Montgomery County's inventory of homeless shelters, supportive housing and services and convening meetings to discuss how to best enhance the continuum. Survey respondents identified and ranked gaps in the current homeless service system. The top ten needs identified were as follows:

- 1- A place of their own with affordable rent
- 2- Regular dental care
- 3- Help in finding a job
- 4- Job training
- 5- A better job then the current one
- 6- Assistance with transportation
- 7- Eye examination or new glasses
- 8- Assistance in getting prescriptions filled
- 9- Access to doctors when sick
- 10- Shelter when sick

The established tradition of public-private partnership in Montgomery County continues to serve as the foundation for addressing the multifaceted problems of homelessness. The three-tiered system, itself, has been established as a partnership between homeless persons and the agencies which provide services to them and is based on the provision of a continuum of care and the compliance of homeless persons entering the system.

The three tiered system functions as follows. The first tier, operates through the Congregation Based Shelter (CBS) system. Case management is provided, with screening for participation by the County's Health and Human Services staff. After admission into Tier I, participants receive physical health, mental health, and addiction assessments. The second Tier, operating through transitional shelters, focuses on treatment and rehabilitation and accepts Tier I participants as space is available. The Tier II facilities serve specific subpopulations of homeless



persons and are operated by non-profit organizations under contract with the County. The third Tier operating through a variety of housing programs throughout the County and provides a range of residential options for persons who have become self-sufficient. There are different levels of supportive services offered by the Tier III programs to best address the needs of the persons involved.

Through the use of CDBG and ESG funds the county continues to assist homeless providers. CDBG funds have been used to fund programs which provide accessibility features to serve persons with disabilities. Funds have also been used for loans to purchase and/or rehabilitation properties by nonprofits for use as group homes.

The County obtained a permanent site for the congregation-based shelter and it has been renovated and is currently operational. The facility provides space for recuperative care beds for homeless persons who have been discharged from a hospital but continues to need care. A year-round shelter for single, homeless women with mental illness is housed in the same facility and a year-round shelter for single homeless men with mental illness is in operation.

ESG funds were provided to the Community Ministry of Montgomery County, to enable them to provide assistance to 80 homeless persons to help them find independence through employment.

### **Progress in Meeting Affordable Housing Objectives**

As noted earlier in this report, the County has been fortunate to be able to meet or exceed the goals it has established for affordable housing development. The MPDU Program continues to be a national model for inclusion of affordable units throughout the County. Ongoing rehabilitation, weatherization and home replacement programs stabilize and slow down the aging process of existing units. HOME Program funds have created units for special populations, like the frail elderly, through new construction.

One hundred fifteen units were financed using a combination of HUD money, the County's Housing Initiative Fund, and other funds. Housing Unlimited and Montgomery Housing Partnership, two nonprofit housing providers, have over thirty homes and over one hundred homes (MPDU acquisition) respectively. The Housing Opportunities Commission (HOC) has acquired over one thousand five hundred MPDU's that are made available to income eligible home seekers. In each of these projects the County has worked with "partners" to make them feasible.

### **Relationship of the Use of CDBG Funds to Priorities and Objectives**

As documented in this report the County has established an overall goal of community improvement. Through programs that coordinate code enforcement and housing rehabilitation programs our efforts have become increasingly focused on specific neighborhoods and more comprehensive in addressing community needs and stated goals.

### **Program Objectives and Experience to Date**

There have been no basic changes in our program. Modifications have only been made in order to improve the delivery of services. Experience has taught us that establishing goals and sticking with them can be a difficult task, but unless you are willing to persevere through the difficult stages no progress will be made as you will constantly be restarting the engine to attempt to get going in another direction.

### **Assessment of Affirmative Marketing and Outreach Efforts in the Home Program**

All developers and property managers of HOME-assisted housing are required to adopt the County's plan, or a substantially equivalent plan of their own. The County conducts ongoing reviews of each housing development's compliance with its plan throughout the year. As part of this review, the County reviews the development's marketing materials to ensure that the appropriate FHEO logos and statements appear. The County also reviews the content and placement of marketing advertisements to ensure that the development is marketed to those minority groups least likely to apply for residence in the development.

### **Progress in Obtaining Other Resources to Leverage Public Funds**

The county signed grants and loans to nonprofit developers, for-profit developers, property owners, and HOC to support efforts to build and renovate affordable housing. For every dollar of local funding spent, the Housing Initiative Fund (HIF) was able to leverage five dollars in resources from private, federal, and state sources. As noted earlier this leverage factor is down from a historic perspective as all projects have become more expensive and funding availability has been reduced.

### **Progress In Meeting Affordable Housing Objectives**

A County-funded Rehabilitation Program for Small Rental Properties continues to operate. This money is used to correct housing code violations, make necessary safety repairs, extend the useful life of the property, enhance the appearance of neighborhoods, and preserve publicly-owned affordable housing. The goal of this effort is to prevent and correct the deterioration of the County's aging rental stock.

In addition to the Housing Opportunities Commission (HOC), has acquired MPDU's and provided rental assistance, many nonprofit groups are busy in the County.

Housing Unlimited, Inc. has acquired group homes using a combination of County funds, HUD funds, private financing and its own resources. This Community Housing Development Organization (CHDO) now operates 12 group homes in the County.

The Montgomery Housing Partnership (MHP) continues to acquire MPDUs in single family neighborhoods and rents these units to lower income families. MHP now owns over 100 MPDUs.

Montgomery County has established a goal of preserving all Section 236 (federally financed) properties in the County. The acquisition of these Section 236 properties will insure that these units will remain affordable for an extended period of time. All of these properties were being considered for conversion to market rate units by their owners which would have significantly increased their monthly rents. County Executive Leggett, through the establishment of the Affordable Housing Task Force, has made affordable housing one of his highest priorities especially that serving disadvantaged persons and the elderly.

### ***Performance Measurement***

During the previous fiscal year the County initiated a new program called CountyStat. This program insures –

- Improved performance through greater accountability
- Better transparency into County challenges and successes
- Apply data to policy, operations, and management decisions
- Ensures decisions are implemented through relentless follow- up

### ***CountyStat Quarterly Update Reports***

These reports are a series of regular quarterly reports published by the Montgomery County Executive's CountyStat Initiative. These reports focus on the major themes of CountyStat and provide a high-level review of activities and progress made during this period. The following is a link to the reports –

<http://www.montgomerycountymd.gov/statmpl.asp?url=/Content/EXEC/stat/reports.asp>

## CONSOLIDATED ACTION PLAN PERFORMANCE MEASUREMENT OBJECTIVES

### I. Suitable Living Environment

#### A. Outcome: Availability/Accessibility

##### Outcome Statements:

- 700 youth/children had access to services that may include tutoring, mentoring and enrichment activities for the purpose of providing a suitable living environment.
- 350 elderly persons had access to services which may include feeding programs, transportation, health services and job skills training for the purpose of providing a suitable living environment.
- 150 people with mental and developmental disabilities had access to services that may include life and job skills development for the purpose of creating a suitable living environment.
- 4000 people had access to social services that may include referrals for basic needs, healthcare, life and job skills training, and legal services for the purpose of providing a suitable living environment.
- 700 persons had access to shelter and other support services for the homeless for the purpose of providing a suitable living environment.
- 325 persons had new/improved access to public infrastructure (streetscape) for the purpose of providing a suitable living environment. (Takoma Park Streetscape).

#### B. Outcome: Sustainability

- 5 communities/neighborhoods had activities and services that included streetscape enhancement, pedestrian links, and building and infrastructure improvements to create sustainability for the purpose of creating a suitable living environment.

### II. Decent Housing

#### A. Outcome: Availability/Accessibility

- 50 elderly persons had access to services that improve accessibility for the purpose of providing decent housing.
- 15 persons had access to services that address impediments to fair housing for the purpose of providing decent housing.

## B. Outcome: Affordability

- 30 households received housing rehabilitation loans and grants for the purpose of creating decent affordable housing.
- 38 households received downpayment and closing cost assistance for the purpose of creating decent affordable housing.
- 34 families received rental and utility assistance for the purpose of creating decent affordable housing and prevent homelessness
- 75 affordable housing units (Housing Production & Rehabilitation HOME and CHDO Housing Production and Public Housing Modernization) of housing were created or preserved through work of CHDOs, public housing authority, and/or other private entities for the purpose of creating decent affordable housing for LMI households
- 6 new affordable permanent supportive housing units for persons with special needs were constructed or acquired for the purpose of providing decent affordable housing.

## III. Economic Opportunity

### A. Sustainability

- 3 businesses began negotiations for façade treatment or building rehabilitation and loans in to create sustainability in targeted areas for the purpose of creating economic opportunity.

## IV. Administration

- funds were used to implement a variety of projects on both the county and city levels that have been initiated as a result of receiving CDBG, HOME and ESG money and leveraging it with County, State and private funds.

### **Assessment of Efforts in Carrying Out Planned Actions**

The County pursued all resources (including state and private) that it stated it would. All requests for certifications of consistency for HUD programs were provide in a fair and impartial manner. No action, or willful inaction, by the County hindered the implementation of the Consolidated Plan.

**Table 1C**  
**Summary of Specific Homeless/Special Needs Objectives**  
 (Table 1A/1B Continuation Sheet)

Obj #	Specific Objectives	Performance Measure	Expected Units	Actual Units
	<b>Homeless Objectives</b>			
	Develop additional permanent supportive housing for the chronically homeless	Hsg units	500	
	<b>Special Needs Objectives</b>			
	Encourage housing for diverse residential needs, including housing for the elderly, for persons with disabilities, persons with mental illness and persons transitioning from homelessness	Hsg units		
	<b>Special needs housing production</b>	Hsg units	500	
	Elderly and Assisted Housing Units	Hsg units	1,250	

**Table 2C**  
**Summary of Specific Housing/Community Development Objectives**  
 (Table 2A/2B Continuation Sheet)

<b>Obj #</b>	<b>Specific Objectives</b>	<b>Performance Measure</b>	<b>Expected Units</b>	<b>Actual Units</b>
<b>1</b>	<b>Rental Housing Objectives</b>			
	Create and preserve rental housing	units	2,660	
<b>2</b>	<b>Owner Housing Objectives</b>			
	Create and preserve ownership	units	230	
<b>3</b>	<b>Community Development Objectives</b>			
	Improve quality of life for residents	projects	12	
<b>4</b>	<b>Infrastructure Objectives</b>			
	Repair, replace deteriorating infrastructure	projects	10	
<b>5</b>	<b>Public Facilities Objectives</b>			
	Help update/maintain public facilities	projects	5	
<b>6</b>	<b>Public Services Objectives</b>			
	Provide variety of services for low/mod income residents	Persons	5,000	

<b>7</b>	<b>Economic Development Objectives</b>			
	Restore older commercial areas of County	businesses	15	
	<b>Other Objectives</b>			

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